

# Tierra de Zia Master Condominium Association

## Financial Statement Period Ending: February 28, 2021



HOAMCO

**SERVING COMMUNITY ASSOCIATIONS SINCE 1991**

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Albuquerque, NM 87114  
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**Fiscal Year End:** December 31  
**Accounting Method:** Accrual

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# TIERRA DE ZIA MASTER CONDOMINIUM ASSOCIATION

## Balance Sheet

2/28/2021

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH</b>			
1001 - Enterprise Operating Checking	\$11,056.09		\$11,056.09
1010 - Alliance Operating Checking - 275	\$69,064.41		\$69,064.41
1050 - Alliance Reserve Money Market - 322		\$259,723.91	\$259,723.91
<b>Total CASH</b>	<b><u>\$80,120.50</u></b>	<b><u>\$259,723.91</u></b>	<b><u>\$339,844.41</u></b>
<b>ACCOUNTS RECEIVABLE</b>			
1200 - A/R Assessments	\$44,124.80		\$44,124.80
1210 - A/R Special Assessments	\$8,089.47		\$8,089.47
1230 - A/R Fines	\$2,045.00		\$2,045.00
1240 - A/R Late Fees/Interest	\$2,023.51		\$2,023.51
1250 - A/R Collection Fees	\$1,669.30		\$1,669.30
1280 - A/R Other	\$855.00		\$855.00
1290 - Allowance For Doubtful Accts	(\$22,571.24)		(\$22,571.24)
<b>Total ACCOUNTS RECEIVABLE</b>	<b><u>\$36,235.84</u></b>		<b><u>\$36,235.84</u></b>
<b>FIXED ASSETS</b>			
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)
<b>Total FIXED ASSETS</b>	<b><u>\$16,260.37</u></b>		<b><u>\$16,260.37</u></b>
<b>Assets Total</b>	<b><u>\$132,616.71</u></b>	<b><u>\$259,723.91</u></b>	<b><u>\$392,340.62</u></b>
<b>Liabilities &amp; Equity</b>			
<b>LIABILITIES</b>			
2100 - Prepaid Owner Assessments	\$11,484.29		\$11,484.29

# TIERRA DE ZIA MASTER CONDOMINIUM ASSOCIATION

## Balance Sheet

2/28/2021

	Operating	Reserve	Total
2110 - Transmitter Refundable Deposits	\$3,576.50		\$3,576.50
2200 - Accounts Payable	\$9,499.65		\$9,499.65
2250 - Accrued Expenses	\$435.00		\$435.00
<b>Total LIABILITIES</b>	<b><u>\$24,995.44</u></b>	<b><u>\$0.00</u></b>	<b><u>\$24,995.44</u></b>
<b>EQUITY</b>			
3200 - Operating Equity	\$96,865.69		\$96,865.69
3500 - Reserve Equity		\$248,235.05	\$248,235.05
<b>Total EQUITY</b>	<b><u>\$96,865.69</u></b>	<b><u>\$248,235.05</u></b>	<b><u>\$345,100.74</u></b>
<b>Net Income</b>	<b><u>\$10,755.58</u></b>	<b><u>\$11,488.86</u></b>	<b><u>\$22,244.44</u></b>
<b>Liabilities and Equity Total</b>	<b><u>\$132,616.71</u></b>	<b><u>\$259,723.91</u></b>	<b><u>\$392,340.62</u></b>

**TIERRA DE ZIA MASTER CONDOMINIUM ASSOCIATION**  
**INCOME STATEMENT - Operating**  
**2/1/2021 - 2/28/2021**

Accounts	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<u>INCOME</u>								
4100 - Homeowner Assessments	\$27,242.97	\$27,243.33	(\$0.36)	\$54,485.94	\$54,486.66	(\$0.72)	\$326,920.00	\$272,434.06
4310 - Assessment Interest	\$233.88	\$0.00	\$233.88	\$499.09	\$0.00	\$499.09	\$0.00	(\$499.09)
4330 - Late Fees	\$0.00	\$83.33	(\$83.33)	\$0.00	\$166.66	(\$166.66)	\$1,000.00	\$1,000.00
4340 - Laundry Income	\$991.81	\$1,000.00	(\$8.19)	\$1,497.27	\$2,000.00	(\$502.73)	\$12,000.00	\$10,502.73
4350 - Lien/Collection Fees	\$155.00	\$225.00	(\$70.00)	\$620.00	\$450.00	\$170.00	\$2,700.00	\$2,080.00
4520 - HOA Transfer Fee	\$0.00	\$83.33	(\$83.33)	\$0.00	\$166.66	(\$166.66)	\$1,000.00	\$1,000.00
4550 - Gate Remotes	\$0.00	\$16.67	(\$16.67)	\$0.00	\$33.34	(\$33.34)	\$200.00	\$200.00
4560 - Parking Permits	\$120.00	\$100.00	\$20.00	\$240.00	\$200.00	\$40.00	\$1,200.00	\$960.00
4575 - Community Room Rental Income	\$0.00	\$8.33	(\$8.33)	\$0.00	\$16.66	(\$16.66)	\$100.00	\$100.00
4600 - Interest Income	\$2.69	\$150.00	(\$147.31)	\$5.22	\$300.00	(\$294.78)	\$1,800.00	\$1,794.78
4800 - Violation Fines	\$75.00	\$83.33	(\$8.33)	\$150.00	\$166.66	(\$16.66)	\$1,000.00	\$850.00
4900 - Other Income	\$210.00	\$1,416.67	(\$1,206.67)	\$760.00	\$2,833.34	(\$2,073.34)	\$17,000.00	\$16,240.00
<b>Total INCOME</b>	<b>\$29,031.35</b>	<b>\$30,409.99</b>	<b>(\$1,378.64)</b>	<b>\$58,257.52</b>	<b>\$60,819.98</b>	<b>(\$2,562.46)</b>	<b>\$364,920.00</b>	<b>\$306,662.48</b>
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - Transfer to Reserves	(\$5,708.33)	(\$5,708.33)	\$0.00	(\$11,416.66)	(\$11,416.66)	\$0.00	(\$68,500.00)	(\$57,083.34)
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>(\$5,708.33)</b>	<b>(\$5,708.33)</b>	<b>\$0.00</b>	<b>(\$11,416.66)</b>	<b>(\$11,416.66)</b>	<b>\$0.00</b>	<b>(\$68,500.00)</b>	<b>(\$57,083.34)</b>
<b>Total Income</b>	<b>\$23,323.02</b>	<b>\$24,701.66</b>	<b>(\$1,378.64)</b>	<b>\$46,840.86</b>	<b>\$49,403.32</b>	<b>(\$2,562.46)</b>	<b>\$296,420.00</b>	<b>\$249,579.14</b>
<b>Expense</b>								
<u>ADMINISTRATIVE</u>								
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00	\$6,000.00
5200 - Bad Debt	\$2,500.00	\$0.00	(\$2,500.00)	\$5,148.50	\$0.00	(\$5,148.50)	\$0.00	(\$5,148.50)
5250 - Bank Charges	\$23.06	\$25.00	\$1.94	\$37.96	\$50.00	\$12.04	\$300.00	\$262.04
5300 - Dues & Subscriptions	\$153.34	\$50.00	(\$103.34)	\$165.33	\$100.00	(\$65.33)	\$600.00	\$434.67
5400 - Insurance	\$2,086.75	\$2,416.67	\$329.92	\$4,173.50	\$4,833.34	\$659.84	\$29,000.00	\$24,826.50
5500 - Legal Fees	\$0.00	\$250.00	\$250.00	\$0.00	\$500.00	\$500.00	\$3,000.00	\$3,000.00
5520 - Licenses/Permits	\$0.00	\$8.33	\$8.33	\$0.00	\$16.66	\$16.66	\$100.00	\$100.00

**TIERRA DE ZIA MASTER CONDOMINIUM ASSOCIATION**  
**INCOME STATEMENT - Operating**  
**2/1/2021 - 2/28/2021**

Accounts	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
5530 - Lien/Collection Costs	\$645.00	\$16.67	(\$628.33)	\$880.00	\$33.34	(\$846.66)	\$200.00	(\$680.00)
5600 - Management Fees	\$447.41	\$470.67	\$23.26	\$894.82	\$941.34	\$46.52	\$5,648.00	\$4,753.18
5610 - Property Management	\$650.63	\$2,916.67	\$2,266.04	\$5,945.47	\$5,833.34	(\$112.13)	\$35,000.00	\$29,054.53
5650 - Meetings	\$83.34	\$125.00	\$41.66	\$230.92	\$250.00	\$19.08	\$1,500.00	\$1,269.08
5800 - Office Supplies	\$139.77	\$50.00	(\$89.77)	\$275.34	\$100.00	(\$175.34)	\$600.00	\$324.66
5805 - Office Supplies - Computer Software	\$0.00	\$8.33	\$8.33	\$16.25	\$16.66	\$0.41	\$100.00	\$83.75
5810 - Postage	\$12.90	\$25.00	\$12.10	\$27.20	\$50.00	\$22.80	\$300.00	\$272.80
5820 - Printing	\$6.63	\$25.00	\$18.37	\$303.96	\$50.00	(\$253.96)	\$300.00	(\$3.96)
5870 - Staff Gifts - Operational	\$0.00	\$125.00	\$125.00	\$75.00	\$250.00	\$175.00	\$1,500.00	\$1,425.00
5900 - Website	\$25.00	\$8.33	(\$16.67)	\$74.85	\$16.66	(\$58.19)	\$100.00	\$25.15
<b><u>Total ADMINISTRATIVE</u></b>	<b>\$6,773.83</b>	<b>\$6,520.67</b>	<b>(\$253.16)</b>	<b>\$18,249.10</b>	<b>\$13,041.34</b>	<b>(\$5,207.76)</b>	<b>\$84,248.00</b>	<b>\$65,998.90</b>
<b>COMMON AREA</b>								
5270 - Clubhouse Supplies	\$0.00	\$66.67	\$66.67	\$0.00	\$133.34	\$133.34	\$800.00	\$800.00
6150 - Gate Programming	\$520.30	\$25.00	(\$495.30)	\$520.30	\$50.00	(\$470.30)	\$300.00	(\$220.30)
6155 - Gate Transmitters	\$0.00	\$25.00	\$25.00	\$0.00	\$50.00	\$50.00	\$300.00	\$300.00
6200 - Janitorial/Cleaning Services	\$0.00	\$25.00	\$25.00	\$0.00	\$50.00	\$50.00	\$300.00	\$300.00
6350 - Locksmith	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00	\$1,000.00
6400 - Pest Control	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00	\$1,000.00
6450 - Pool Maintenance	\$0.00	\$333.33	\$333.33	\$0.00	\$666.66	\$666.66	\$4,000.00	\$4,000.00
6455 - Pool Repairs	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00	\$500.00
6460 - Pool Supplies	\$0.00	\$33.33	\$33.33	\$0.00	\$66.66	\$66.66	\$400.00	\$400.00
6500 - Repairs & Maintenance	\$5,863.44	\$7,238.33	\$1,374.89	\$8,173.15	\$14,476.66	\$6,303.51	\$86,860.00	\$78,686.85
6505 - Repairs & Maintenance: Maintenance Services	\$0.00	\$116.67	\$116.67	\$0.00	\$233.34	\$233.34	\$1,400.00	\$1,400.00
6510 - Repairs & Maintenance: Bridge	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00	\$500.00
6511 - Repairs & Maintenance: Electrical	\$0.00	\$416.67	\$416.67	\$0.00	\$833.34	\$833.34	\$5,000.00	\$5,000.00
6512 - Repairs & Maintenance: Chimneys	\$0.00	\$1,333.33	\$1,333.33	\$0.00	\$2,666.66	\$2,666.66	\$16,000.00	\$16,000.00
6520 - Repairs & Maintenance: Fence/Railroad Ties	\$0.00	\$166.67	\$166.67	\$0.00	\$333.34	\$333.34	\$2,000.00	\$2,000.00
6540 - Repairs & Maintenance: Laundry Equipment	\$0.00	\$250.00	\$250.00	\$330.18	\$500.00	\$169.82	\$3,000.00	\$2,669.82
6550 - Repairs & Maintenance: Lighting	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00	\$500.00
6565 - Repairs & Maintenance: Painting	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00	\$1,000.00

**TIERRA DE ZIA MASTER CONDOMINIUM ASSOCIATION**  
**INCOME STATEMENT - Operating**  
**2/1/2021 - 2/28/2021**

Accounts	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
6570 - Repairs & Maintenance: Plumbing	\$328.02	\$250.00	(\$78.02)	\$328.02	\$500.00	\$171.98	\$3,000.00	\$2,671.98
6571 - Repairs & Maintenance: Pond	\$0.00	\$125.00	\$125.00	\$0.00	\$250.00	\$250.00	\$1,500.00	\$1,500.00
6574 - Repairs & Maintenance: Security Gate/System Maint.	\$0.00	\$416.67	\$416.67	\$201.40	\$833.34	\$631.94	\$5,000.00	\$4,798.60
6575 - Repairs & Maintenance: Signage	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00	\$1,000.00
6585 - Repairs & Maintenance: Swamp Coolers	\$0.00	\$833.33	\$833.33	\$0.00	\$1,666.66	\$1,666.66	\$10,000.00	\$10,000.00
6590 - Repairs & Maintenance - Supplies	\$347.88	\$1,000.00	\$652.12	\$561.40	\$2,000.00	\$1,438.60	\$12,000.00	\$11,438.60
6600 - Snow Removal	\$0.00	\$250.00	\$250.00	\$0.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
6800 - Tree Removal & Maintenance	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00	\$500.00
6900 - Water Feature Maintenance	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00	\$500.00
<b><u>Total COMMON AREA</u></b>	<b>\$7,059.64</b>	<b>\$13,446.67</b>	<b>\$6,387.03</b>	<b>\$10,114.45</b>	<b>\$26,893.34</b>	<b>\$16,778.89</b>	<b>\$159,360.00</b>	<b>\$149,245.55</b>
<b><u>TAXES/OTHER EXPENSES</u></b>								
8200 - Community Patrol	\$780.75	\$800.00	\$19.25	\$1,561.50	\$1,600.00	\$38.50	\$9,600.00	\$8,038.50
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	(\$5.55)	\$0.00	\$5.55	\$50.00	\$55.55
<b><u>Total TAXES/OTHER EXPENSES</u></b>	<b>\$780.75</b>	<b>\$800.00</b>	<b>\$19.25</b>	<b>\$1,555.95</b>	<b>\$1,600.00</b>	<b>\$44.05</b>	<b>\$9,650.00</b>	<b>\$8,094.05</b>
<b><u>UTILITIES</u></b>								
7100 - Electricity	\$821.73	\$833.33	\$11.60	\$1,855.73	\$1,666.66	(\$189.07)	\$10,000.00	\$8,144.27
7300 - Gas	\$0.00	\$458.33	\$458.33	\$0.00	\$916.66	\$916.66	\$5,500.00	\$5,500.00
7500 - Telephone	\$398.04	\$175.00	(\$223.04)	\$794.65	\$350.00	(\$444.65)	\$2,100.00	\$1,305.35
7510 - Telephone - Gates	\$0.00	\$200.00	\$200.00	\$0.00	\$400.00	\$400.00	\$2,400.00	\$2,400.00
7550 - Trash/Sanitation	\$1,233.72	\$1,208.33	(\$25.39)	\$2,467.44	\$2,416.66	(\$50.78)	\$14,500.00	\$12,032.56
7900 - Water/Sewer	\$520.26	\$270.83	(\$249.43)	\$1,047.96	\$541.66	(\$506.30)	\$3,250.00	\$2,202.04
<b><u>Total UTILITIES</u></b>	<b>\$2,973.75</b>	<b>\$3,145.82</b>	<b>\$172.07</b>	<b>\$6,165.78</b>	<b>\$6,291.64</b>	<b>\$125.86</b>	<b>\$37,750.00</b>	<b>\$31,584.22</b>
<b>Total Expense</b>	<b>\$17,587.97</b>	<b>\$23,913.16</b>	<b>\$6,325.19</b>	<b>\$36,085.28</b>	<b>\$47,826.32</b>	<b>\$11,741.04</b>	<b>\$291,008.00</b>	<b>\$254,922.72</b>
<b>Operating Net Income</b>	<b>\$5,735.05</b>	<b>\$788.50</b>	<b>\$4,946.55</b>	<b>\$10,755.58</b>	<b>\$1,577.00</b>	<b>\$9,178.58</b>	<b>\$5,412.00</b>	<b>(\$5,343.58)</b>

**TIERRA DE ZIA MASTER CONDOMINIUM ASSOCIATION**  
**INCOME STATEMENT - Reserve**  
**2/1/2021 - 2/28/2021**

Accounts	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Reserve Income</b>								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$39.09	\$0.00	\$39.09	\$72.20	\$0.00	\$72.20	\$0.00	(\$72.20)
<b>Total INCOME</b>	<b>\$39.09</b>	<b>\$0.00</b>	<b>\$39.09</b>	<b>\$72.20</b>	<b>\$0.00</b>	<b>\$72.20</b>	<b>\$0.00</b>	<b>(\$72.20)</b>
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$5,708.33	\$5,708.33	\$0.00	\$11,416.66	\$11,416.66	\$0.00	\$68,500.00	\$57,083.34
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>\$5,708.33</b>	<b>\$5,708.33</b>	<b>\$0.00</b>	<b>\$11,416.66</b>	<b>\$11,416.66</b>	<b>\$0.00</b>	<b>\$68,500.00</b>	<b>\$57,083.34</b>
<b>Total Reserve Income</b>	<b>\$5,747.42</b>	<b>\$5,708.33</b>	<b>\$39.09</b>	<b>\$11,488.86</b>	<b>\$11,416.66</b>	<b>\$72.20</b>	<b>\$68,500.00</b>	<b>\$57,011.14</b>
<b>Reserve Expense</b>								
<u>COMMON AREA</u>								
9100 - Laundry Equipment - Reserves	\$0.00	\$625.00	\$625.00	\$0.00	\$1,250.00	\$1,250.00	\$7,500.00	\$7,500.00
9150 - Security Cameras - Reserves	\$0.00	\$583.33	\$583.33	\$0.00	\$1,166.66	\$1,166.66	\$7,000.00	\$7,000.00
9200 - Landscaping - Reserves	\$0.00	\$1,666.67	\$1,666.67	\$0.00	\$3,333.34	\$3,333.34	\$20,000.00	\$20,000.00
9250 - Fence Repair - Reserves	\$0.00	\$416.67	\$416.67	\$0.00	\$833.34	\$833.34	\$5,000.00	\$5,000.00
9400 - Painting - Reserves	\$0.00	\$2,291.67	\$2,291.67	\$0.00	\$4,583.34	\$4,583.34	\$27,500.00	\$27,500.00
9550 - Stucco - Parapets - Reserves	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00	\$1,000.00
9650 - Bridge Repair - Reserve	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00	\$500.00
<b>Total COMMON AREA</b>	<b>\$0.00</b>	<b>\$5,708.34</b>	<b>\$5,708.34</b>	<b>\$0.00</b>	<b>\$11,416.68</b>	<b>\$11,416.68</b>	<b>\$68,500.00</b>	<b>\$68,500.00</b>

**TIERRA DE ZIA MASTER CONDOMINIUM ASSOCIATION**  
**INCOME STATEMENT - Reserve**  
**2/1/2021 - 2/28/2021**

Accounts	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Total Reserve Expense</b>	\$0.00	\$5,708.34	\$5,708.34	\$0.00	\$11,416.68	\$11,416.68	\$68,500.00	\$68,500.00
<b>Reserve Net Income</b>	\$5,747.42	(\$0.01)	\$5,747.43	\$11,488.86	(\$0.02)	\$11,488.88	\$0.00	(\$11,488.86)



**TIERRA DE ZIA MASTER CONDOMINIUM ASSOCIATION**

**Income Statement - Operating**

**1/1/2021 - 2/28/2021**

	Jan 2021	Feb 2021	YTD
<b>Income</b>			
<u>INCOME</u>			
4100 - Homeowner Assessments	\$27,242.97	\$27,242.97	\$54,485.94
4310 - Assessment Interest	\$265.21	\$233.88	\$499.09
4340 - Laundry Income	\$505.46	\$991.81	\$1,497.27
4350 - Lien/Collection Fees	\$465.00	\$155.00	\$620.00
4560 - Parking Permits	\$120.00	\$120.00	\$240.00
4600 - Interest Income	\$2.53	\$2.69	\$5.22
4800 - Violation Fines	\$75.00	\$75.00	\$150.00
4900 - Other Income	\$550.00	\$210.00	\$760.00
<u>Total INCOME</u>	\$29,226.17	\$29,031.35	\$58,257.52
<u>TRANSFER BETWEEN FUNDS</u>			
8900 - Transfer to Reserves	(\$5,708.33)	(\$5,708.33)	(\$11,416.66)
<u>Total TRANSFER BETWEEN FUNDS</u>	(\$5,708.33)	(\$5,708.33)	(\$11,416.66)
<i>Total Income</i>	\$23,517.84	\$23,323.02	\$46,840.86
<b>Expense</b>			
<u>ADMINISTRATIVE</u>			
5200 - Bad Debt	\$2,648.50	\$2,500.00	\$5,148.50
5250 - Bank Charges	\$14.90	\$23.06	\$37.96
5300 - Dues & Subscriptions	\$11.99	\$153.34	\$165.33
5400 - Insurance	\$2,086.75	\$2,086.75	\$4,173.50
5530 - Lien/Collection Costs	\$235.00	\$645.00	\$880.00
5600 - Management Fees	\$447.41	\$447.41	\$894.82
5610 - Property Management	\$5,294.84	\$650.63	\$5,945.47
5650 - Meetings	\$147.58	\$83.34	\$230.92
5800 - Office Supplies	\$135.57	\$139.77	\$275.34
5805 - Office Supplies - Computer Software	\$16.25	\$0.00	\$16.25
5810 - Postage	\$14.30	\$12.90	\$27.20
5820 - Printing	\$297.33	\$6.63	\$303.96
5870 - Staff Gifts - Operational	\$75.00	\$0.00	\$75.00

**TIERRA DE ZIA MASTER CONDOMINIUM ASSOCIATION**

**Income Statement - Operating**

**1/1/2021 - 2/28/2021**

	Jan 2021	Feb 2021	YTD
5900 - Website	\$49.85	\$25.00	\$74.85
<u>Total ADMINISTRATIVE</u>	\$11,475.27	\$6,773.83	\$18,249.10
 <u>COMMON AREA</u>			
6150 - Gate Programming	\$0.00	\$520.30	\$520.30
6300 - Landscape Maintenance	\$0.00	\$0.00	\$0.00
6500 - Repairs & Maintenance	\$2,309.71	\$5,863.44	\$8,173.15
6540 - Repairs & Maintenance: Laundry Equipment	\$330.18	\$0.00	\$330.18
6570 - Repairs & Maintenance: Plumbing	\$0.00	\$328.02	\$328.02
6574 - Repairs & Maintenance: Security Gate/System Maint.	\$201.40	\$0.00	\$201.40
6590 - Repairs & Maintenance - Supplies	\$213.52	\$347.88	\$561.40
6680 - Supplies	\$0.00	\$0.00	\$0.00
<u>Total COMMON AREA</u>	\$3,054.81	\$7,059.64	\$10,114.45
 <u>TAXES/OTHER EXPENSES</u>			
8200 - Community Patrol	\$780.75	\$780.75	\$1,561.50
8850 - Taxes - State	(\$5.55)	\$0.00	(\$5.55)
<u>Total TAXES/OTHER EXPENSES</u>	\$775.20	\$780.75	\$1,555.95
 <u>UTILITIES</u>			
7100 - Electricity	\$1,034.00	\$821.73	\$1,855.73
7500 - Telephone	\$396.61	\$398.04	\$794.65
7550 - Trash/Sanitation	\$1,233.72	\$1,233.72	\$2,467.44
7900 - Water/Sewer	\$527.70	\$520.26	\$1,047.96
<u>Total UTILITIES</u>	\$3,192.03	\$2,973.75	\$6,165.78
 <i>Total Expense</i>	 \$18,497.31	 \$17,587.97	 \$36,085.28
 Operating Net Income	 \$5,020.53	 \$5,735.05	 \$10,755.58
 Net Income	 \$5,020.53	 \$5,735.05	 \$10,755.58

**TIERRA DE ZIA MASTER CONDOMINIUM ASSOCIATION**

**Income Statement - Reserve**

**1/1/2021 - 2/28/2021**

	Jan 2021	Feb 2021	YTD
<b>Reserve Income</b>			
<u>INCOME</u>			
4610 - Interest Income - Reserve	\$33.11	\$39.09	\$72.20
<u>Total INCOME</u>	\$33.11	\$39.09	\$72.20
 <u>TRANSFER BETWEEN FUNDS</u>			
9000 - Transfer From Operating	\$5,708.33	\$5,708.33	\$11,416.66
<u>Total TRANSFER BETWEEN FUNDS</u>	\$5,708.33	\$5,708.33	\$11,416.66
 <i>Total Reserve Income</i>	\$5,741.44	\$5,747.42	\$11,488.86
 <b>Reserve Expense</b>			
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00
 Reserve Net Income	\$5,741.44	\$5,747.42	\$11,488.86
 Net Income	\$5,741.44	\$5,747.42	\$11,488.86