

Financial Report to the Association Manager

Association: Entrada Property Owners	Report Month: Dec-2025	Manager: Lisa	Date: 1/7/2025
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	Finance	Manager
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Bank reconciliation in balance

Yes	
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Income comments

No	
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Expenses match check register

#1	
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Last month ending balance matches current month beginning balance

Yes	
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Balance sheet in balance

Yes	
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Reserve transfer made

No	
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Suspense account at a zero balance

Yes	
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Comments

#1- Difference of (\$3147.00) is due to \$165.00 CCM fees paid to Cadden and \$2982.00 GL4030.

Approval	Sent To
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Approval	Sent To
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Bookkeeper:

Finance Manager:

Manager: _____

**Entrada Property Owners
Summary of Financial Report
December 2025**

Operating

Last Month Ending Balance	\$	20,908.96
Total Income-Current Month	\$	23,604.83
Income from rebill/collections fees/owner refunds	\$	530.00
Total Expenses-Current Month	\$	339.15
Expense from rebill/collection fees/owner refunds	\$	165.00
This Month Ending Balance	\$	44,539.64

Reserve

Last Month Ending Balance	\$	25,119.58
Total Income-Current Month	\$	3.20
Total Expenses-Current Month	\$	-
This Month Ending Balance	\$	25,122.78

Account Balances

Operating Balance - Alliance Bank	\$	44,539.64
Reserve Balance - Alliance Bank	\$	25,122.78
Delinquent Assessments	\$	57,326.07
Prepaid Assessments	\$	17,292.33

Entrada Property Owners Association

Balance Sheet as of 12/31/2025

Assets	Operating	Reserve	Total
Operating Assets			
1001 - Alliance Bank - Operating	\$44,539.64		\$44,539.64
Total Operating Assets	\$44,539.64		\$44,539.64
Reserve Assets			
1002 - Alliance Bank - Reserves		\$25,122.78	\$25,122.78
Total Reserve Assets		\$25,122.78	\$25,122.78
Total Assets	\$44,539.64	\$25,122.78	\$69,662.42
Liabilities / Equity	Operating	Reserve	Total
Operating Liability			
1394 - CCM Processing Fee	\$270.00		\$270.00
1396 - CCM Rebill Fee	\$605.00		\$605.00
Total Operating Liability	\$875.00		\$875.00
Equity			
1330 - Retained Earnings	\$53,124.52	\$30,079.93	\$83,204.45
1332 - Net Income	(\$9,459.88)	(\$4,957.15)	(\$14,417.03)
Total Equity	\$43,664.64	\$25,122.78	\$68,787.42
Total Liabilities / Equity	\$44,539.64	\$25,122.78	\$69,662.42

Entrada Property Owners Association

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Operating Income							
3010 - Owner Assessments	10,806.84	-	10,806.84	119,837.50	115,500.00	4,337.50	115,500.00
3180 - Interest Earned	.66	-	.66	10.10	-	10.10	-
3999 - Prepaid Income	12,797.33	-	12,797.33	(10,323.47)	-	(10,323.47)	-
Total Operating Income	23,604.83	-	23,604.83	109,524.13	115,500.00	(5,975.87)	115,500.00
Total Income	23,604.83	-	23,604.83	109,524.13	115,500.00	(5,975.87)	115,500.00
Operating Expense							
Administrative Expenses							
4705 - Accounting/Tax Preparation	-	-	-	670.00	950.00	280.00	950.00
4710 - Management	620.06	620.00	(.06)	7,440.72	7,440.00	(.72)	7,440.00
4715 - Postage	872.65	63.00	(809.65)	930.85	756.00	(174.85)	756.00
4720 - Copies	1.80	41.00	39.20	28.26	492.00	463.74	492.00
4721 - Scanning	-	-	-	26.28	-	(26.28)	-
4722 - Scanning	11.88	2.00	(9.88)	15.12	24.00	8.88	24.00
4730 - Statements	-	-	-	733.50	716.00	(17.50)	716.00
4735 - Legal Expense	50.00	893.16	843.16	600.00	10,718.00	10,118.00	10,718.00
4745 - Office Supplies	1,725.76	82.00	(1,643.76)	1,831.28	984.00	(847.28)	984.00
4751 - Bank Fees	-	6.00	6.00	-	72.00	72.00	72.00
4755 - Meeting Expenses	-	51.00	51.00	261.00	612.00	351.00	612.00
4760 - Newsletter/Printing	-	47.00	47.00	-	564.00	564.00	564.00
4765 - Fax Service	-	2.00	2.00	-	24.00	24.00	24.00
4791 - Storage	14.00	-	(14.00)	168.00	-	(168.00)	-
Total Administrative Expenses	3,296.15	1,807.16	(1,488.99)	12,705.01	23,352.00	10,646.99	23,352.00
Fixed Expenses							
4011 - Reserve Transfers	-	-	-	(5,000.00)	10,000.00	15,000.00	10,000.00
4015 - ACC/CTA Reporting	-	-	-	160.00	10.00	(150.00)	10.00
4020 - Income Taxes State & Federal	-	-	-	50.00	50.00	-	50.00
4030 - Liability/D&O Insurance	(2,957.00)	-	2,957.00	4,469.00	1,332.00	(3,137.00)	1,332.00
Total Fixed Expenses	(2,957.00)	-	2,957.00	(321.00)	11,392.00	11,713.00	11,392.00
Maintenance Expenses							
4315 - Sign Maintenance	-	63.00	63.00	-	756.00	756.00	756.00
4320 - Road Maintenance	-	6,666.66	6,666.66	106,600.00	80,000.00	(26,600.00)	80,000.00
Total Maintenance Expenses	-	6,729.66	6,729.66	106,600.00	80,756.00	(25,844.00)	80,756.00
Total Expense	339.15	8,536.82	8,197.67	118,984.01	115,500.00	(3,484.01)	115,500.00
Operating Net Total	23,265.68	(8,536.82)	31,802.50	(9,459.88)	-	(9,459.88)	-

Entrada Property Owners Association

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
5001 - Reserve Interest Earned	3.20	-	3.20	42.85	-	42.85	-
5005 - Reserve Contribution	-	-	-	(5,000.00)	-	(5,000.00)	-
Total Reserve Income	3.20	-	3.20	(4,957.15)	-	(4,957.15)	-
Total Income	3.20	-	3.20	(4,957.15)	-	(4,957.15)	-
Reserve Net Total	3.20	-	3.20	(4,957.15)	-	(4,957.15)	-
Net Total	23,268.88	(8,536.82)	31,805.70	(14,417.03)	-	(14,417.03)	-

Entrada Property Owners Association

Summary Statement of Revenues and Expenses For 12/31/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
3010 - Owner Assessments	62,270	8,711	7,202	8,797	2,259	3,077	1,917	3,044	4,009	3,234	4,512	10,807	119,838
3180 - Interest Earned	2	2	2	1	1	1	1	1	1			1	10
3999 - Prepaid Income	(24,766)	(210)	(15)	335	(700)	125	255	350	-	-	1,505	12,797	-10,323
Total Operating Income	37,506	8,502	7,188	9,133	1,560	3,202	2,172	3,395	4,010	3,235	6,017	23,605	109,524
Total Income	37,506	8,502	7,188	9,133	1,560	3,202	2,172	3,395	4,010	3,235	6,017	23,605	109,524

Operating Expense

Administrative Expenses

4705 - Accounting/Tax Preparation	-	120	550	-	-	-	-	-	-	-	-	-	670
4710 - Management	620	620	620	620	620	620	620	620	620	620	620	620	7,441
4715 - Postage	-	-	-	4	-	-	7	-	45	-	2	873	931
4720 - Copies	8			6	3		3	-	1	4		2	28
4721 - Scanning	15	2		1	-	1	8	-	-	-		-	26
4722 - Scanning	-	-	-	-	-	-	-	-	2	1	-	12	15
4730 - Statements	734	-	-	-	-	-	-	-	-	-	-	-	734
4735 - Legal Expense	50	50	50	50	50	50	50	50	50	50	50	50	600
4745 - Office Supplies	12	8	8	2	-	-	9	-	66	-	3	1,726	1,831
4755 - Meeting Expenses	161	-	-	-	100	-	-	-	-	-	-	-	261
4791 - Storage	14	14	14	14	14	14	14	14	14	14	14	14	168
Total Administrative Expenses	1,613	813	1,242	697	787	685	711	684	798	689	689	3,296	12,705

Fixed Expenses

4011 - Reserve Transfers	10,000	-	-	(15,000)	-	-	-	-	-	-	-	-	-5,000
4015 - ACC/CTA Reporting	-	-	150	-	10	-	-	-	-	-	-	-	160
4020 - Income Taxes State & Federal	-	-	50	-	-	-	-	-	-	-	-	-	50
4030 - Liability/D&O Insurance	25	75	-	25	(50)	-	-	1,387	-	2,982	2,982	(2,957)	4,469
Total Fixed Expenses	10,025	75	200	(14,975)	(40)	-	-	1,387	-	2,982	2,982	(2,957)	-321

Maintenance Expenses

Entrada Property Owners Association

Summary Statement of Revenues and Expenses For 12/31/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
4320 - Road Maintenance	-	-	42,300	47,300	5,000	-	-	-	12,000	-	-	-	106,600
Total Maintenance Expenses	-	-	42,300	47,300	5,000	-	-	-	12,000	-	-	-	106,600
Total Expense	11,638	888	43,742	33,022	5,747	685	711	2,071	12,798	3,671	3,671	339	118,984
Operating Net Total	\$25,867	\$7,614	(\$36,554)	(\$23,889)	(\$4,188)	\$2,517	\$1,462	\$1,324	(\$8,788)	(\$437)	\$2,346	\$23,266	(\$9,460)

Entrada Property Owners Association

Summary Statement of Revenues and Expenses For 12/31/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
5001 - Reserve Interest Earned	4	5	5	4	3	3	3	3	3	3	3	3	43
5005 - Reserve Contribution	10,000	-	-	(15,000)	-	-	-	-	-	-	-	-	-5,000
Total Reserve Income	10,004	5	5	(14,996)	3	3	3	3	3	3	3	3	-4,957
Total Income	10,004	5	5	(14,996)	3	3	3	3	3	3	3	3	-4,957
Reserve Net Total	\$10,004	\$5	\$5	(\$14,996)	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	(\$4,957)
Net Total	\$35,871	\$7,619	(\$36,549)	(\$38,885)	(\$4,184)	\$2,520	\$1,465	\$1,327	(\$8,785)	(\$433)	\$2,349	\$23,269	(\$14,417)