Financial Report to the Association Manager

Association:	**Entrada Property Owners**	Report Month:	**may-2026**	Manager:	**Lisa**	Date:	**06/01/2026**

	Finance	
Bank reconciliation in balance	Yes	
Income comments	No	
Expenses match check register	#1	
Last month ending balance matches current month beginning balance	Yes	
Balance sheet in balance	Yes	
Reserve transfer made	No	
Suspense account at a zero balance	Yes	

Comments

#1- Difference of ($1345) is due to CCM fees paid to Cadden.

Approval	**Sent To**
Bookkeeper:	
Finance Manager:	
Manager:	

Entrada Property Owners
Summary of Financial Report
May 2026

Operating

Last Month Ending Balance	$	66,168.58
Total Income-Current Month	$	4,861.09
Income from rebill/collections fees/owner refunds	$	305.00
Total Expenses-Current Month	$	963.88
Expense from rebill/collection fees/owner refunds	$	1,345.00
Pending Owner refund	$	150.00
This Month Ending Balance	$	69,175.79

Reserve

Last Month Ending Balance	$	35,139.07
Total Income-Current Month	$	4.48
Total Expenses-Current Month	$	-
This Month Ending Balance	$	35,143.55

Account Balances

Operating Balance - Alliance Bank	$	69,175.79
Reserve Balance - Alliance Bank	$	35,143.55
Delinquent Assessments	$	79,368.39
Prepaid Assessments	$	2,115.01

Entrada Property Owners Association

Balance Sheet as of 5/31/2026

Assets	Operating	Reserve	Total
Operating Assets			
1001 - Alliance Bank - Operating	$69,175.79		$69,175.79
Total Operating Assets	**$69,175.79**		**$69,175.79**
Reserve Assets			
1002 - Alliance Bank - Reserves		$35,143.55	$35,143.55
Total Reserve Assets		**$35,143.55**	**$35,143.55**
Total Assets	**$69,175.79**	**$35,143.55**	**$104,319.34**

Liabilities / Equity	Operating	Reserve	Total
Operating Liability			
1325 - Owner Refunds	$150.00		$150.00
1394 - CCM Processing Fee	$555.00		$555.00
1395 - CCM Collections	$200.00		$200.00
1396 - CCM Rebill Fee	$205.00		$205.00
Total Operating Liability	**$1,110.00**		**$1,110.00**
Equity			
1330 - Retained Earnings	$43,664.64	$25,122.78	$68,787.42
1332 - Net Income	$24,401.15	$10,020.77	$34,421.92
Total Equity	**$68,065.79**	**$35,143.55**	**$103,209.34**
Total Liabilities / Equity	**$69,175.79**	**$35,143.55**	**$104,319.34**

Entrada Property Owners Association

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Budget**
Operating Income							
Operating Income							
3010 - Owner Assessments	4,859.67	-	4,859.67	114,187.68	115,500.00	(1,312.32)	115,500.00
3180 - Interest Earned	1.42	-	1.42	8.68	-	8.68	-
3999 - Prepaid Income	-	-	-	(15,177.32)	-	(15,177.32)	-
Total Operating Income	**4,861.09**	**-**	**4,861.09**	**99,019.04**	**115,500.00**	**(16,480.96)**	**115,500.00**
Total Income	**4,861.09**	**-**	**4,861.09**	**99,019.04**	**115,500.00**	**(16,480.96)**	**115,500.00**
Operating Expense							
Administrative Expenses							
4705 - Accounting/Tax Preparation	-	55.83	55.83	90.00	279.15	189.15	670.00
4710 - Management	638.66	638.50	(.16)	3,193.30	3,192.50	(.80)	7,662.00
4715 - Postage	106.76	12.00	(94.76)	2,191.66	60.00	(2,131.66)	144.00
4720 - Copies	53.46	12.00	(41.46)	77.40	60.00	(17.40)	144.00
4721 - Scanning	4.50	-	(4.50)	12.24	-	(12.24)	-
4722 - Scanning	-	4.00	4.00	39.24	20.00	(19.24)	48.00
4730 - Statements	-	66.67	66.67	751.50	333.35	(418.15)	800.00
4735 - Legal Expense	50.00	893.00	843.00	250.00	4,465.00	4,215.00	10,716.00
4745 - Office Supplies	66.50	30.00	(36.50)	319.26	150.00	(169.26)	360.00
4751 - Bank Fees	20.00	-	(20.00)	60.00	-	(60.00)	-
4755 - Meeting Expenses	-	51.00	51.00	-	255.00	255.00	612.00
4760 - Newsletter/Printing	-	47.00	47.00	-	235.00	235.00	564.00
4780 - Web-Site Expenses	-	-	-	320.29	-	(320.29)	-
4791 - Storage	14.00	14.00	-	70.00	70.00	-	168.00
Total Administrative Expenses	**953.88**	**1,824.00**	**870.12**	**7,374.89**	**9,120.00**	**1,745.11**	**21,888.00**
Fixed Expenses							
4011 - Reserve Transfers	-	-	-	10,000.00	10,000.00	-	10,000.00
4015 - ACC/CTA Reporting	10.00	1.08	(8.92)	10.00	5.40	(4.60)	13.00
4020 - Income Taxes State & Federal	-	-	-	-	50.00	50.00	50.00
4030 - Liability/D&O Insurance	-	116.42	116.42	-	582.10	582.10	1,397.00
Total Fixed Expenses	**10.00**	**117.50**	**107.50**	**10,010.00**	**10,637.50**	**627.50**	**11,460.00**
Maintenance Expenses							
4315 - Sign Maintenance	-	63.00	63.00	-	315.00	315.00	756.00
4320 - Road Maintenance	-	6,783.00	6,783.00	57,233.00	33,915.00	(23,318.00)	81,396.00
Total Maintenance Expenses	**-**	**6,846.00**	**6,846.00**	**57,233.00**	**34,230.00**	**(23,003.00)**	**82,152.00**
Total Expense	**963.88**	**8,787.50**	**7,823.62**	**74,617.89**	**53,987.50**	**(20,630.39)**	**115,500.00**
Operating Net Total	**3,897.21**	**(8,787.50)**	**12,684.71**	**24,401.15**	**61,512.50**	**(37,111.35)**	**-**

Entrada Property Owners Association

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
5001 - Reserve Interest Earned	4.48	-	4.48	20.77	-	20.77	-
5005 - Reserve Contribution	-	-	-	10,000.00	-	10,000.00	-
Total Reserve Income	**4.48**	**-**	**4.48**	**10,020.77**	**-**	**10,020.77**	**-**
Total Income	**4.48**	**-**	**4.48**	**10,020.77**	**-**	**10,020.77**	**-**
Reserve Net Total	**4.48**	**-**	**4.48**	**10,020.77**	**-**	**10,020.77**	**-**
Net Total	**3,901.69**	**(8,787.50)**	**12,689.19**	**34,421.92**	**61,512.50**	**(27,090.58)**	**-**

Entrada Property Owners Association

Summary Statement of Revenues and Expenses For 5/31/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Operating Income													
3010 - Owner Assessments	75,005	13,744	8,235	12,343	4,860	-	-	-	-	-	-	-	114,188
3180 - Interest Earned	2	2	2	2	1	-	-	-	-	-	-	-	9
3999 - Prepaid Income	(15,422)	50	195	-	-	-	-	-	-	-	-	-	-15,177
Total Operating Income	**59,585**	**13,796**	**8,432**	**12,345**	**4,861**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**99,019**
Total Income	**59,585**	**13,796**	**8,432**	**12,345**	**4,861**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**99,019**
Operating Expense													
Administrative Expenses													
4705 - Accounting/Tax Preparation	-	-	90	-	-	-	-	-	-	-	-	-	90
4710 - Management	639	639	639	639	639	-	-	-	-	-	-	-	3,193
4715 - Postage	564	1,200	312	9	107	-	-	-	-	-	-	-	2,192
4720 - Copies	13	1	7	3	53	-	-	-	-	-	-	-	77
4721 - Scanning	-	8	-	-	5	-	-	-	-	-	-	-	12
4722 - Scanning	36	-	1	2	-	-	-	-	-	-	-	-	39
4730 - Statements	752	-	-	-	-	-	-	-	-	-	-	-	752
4735 - Legal Expense	50	50	50	50	50	-	-	-	-	-	-	-	250
4745 - Office Supplies	98	99	48	7	67	-	-	-	-	-	-	-	319
4751 - Bank Fees	10	10	(10)	30	20	-	-	-	-	-	-	-	60
4780 - Web-Site Expenses	-	-	320	-	-	-	-	-	-	-	-	-	320
4791 - Storage	14	14	14	14	14	-	-	-	-	-	-	-	70
Total Administrative Expenses	**2,175**	**2,021**	**1,472**	**753**	**954**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**7,375**
Fixed Expenses													
4011 - Reserve Transfers	10,000	-	-	-	-	-	-	-	-	-	-	-	10,000
4015 - ACC/CTA Reporting	-	-	-	-	10	-	-	-	-	-	-	-	10
Total Fixed Expenses	**10,000**	**-**	**-**	**-**	**10**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**10,010**
Maintenance Expenses													
4320 - Road Maintenance	-	22,233	-	35,000	-	-	-	-	-	-	-	-	57,233

Entrada Property Owners Association

Summary Statement of Revenues and Expenses For 5/31/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Total Maintenance Expenses	-	22,233	-	35,000	-	-	-	-	-	-	-	-	57,233
Total Expense	12,175	24,254	1,472	35,753	964	-	-	-	-	-	-	-	74,618
Operating Net Total	$47,409	($10,458)	$6,961	($23,408)	$3,897	-	-	-	-	-	-	-	$24,401

Entrada Property Owners Association

Summary Statement of Revenues and Expenses For 5/31/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Reserve Income													
5001 - Reserve Interest Earned	3	4	4	4	4	-	-	-	-	-	-	-	21
5005 - Reserve Contribution	10,000	-	-	-	-	-	-	-	-	-	-	-	10,000
Total Reserve Income	**10,003**	**4**	**4**	**4**	**4**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**10,021**
Total Income	**10,003**	**4**	**4**	**4**	**4**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**10,021**
Reserve Net Total	**$10,003**	**$4**	**$4**	**$4**	**$4**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**$10,021**
Net Total	**$57,413**	**($10,454)**	**$6,965**	**($23,404)**	**$3,902**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**$34,422**