

Financial Report to the Association Manager

Association: Entrada Property Owners	Report Month: Dec-2024	Manager: Lisa	Date: 1/2/2025
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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 The difference of (\$15.00) is due to CCM fee.

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 2024**

Operating

Last Month Ending Balance	\$	32,086.54
Total Income-Current Month	\$	24,822.41
Income from rebill/collections fees	\$	90.00
Total Expenses-Current Month	\$	4,104.43
Expense from rebill/collection fees	\$	15.00
This Month Ending Balance	\$	52,879.52

Reserve

Last Month Ending Balance	\$	30,076.10
Total Income-Current Month	\$	3.83
Total Expenses-Current Month	\$	-
This Month Ending Balance	\$	30,079.93

Account Balances

Operating Balance - Alliance Bank	\$	52,879.52
Reserve Balance - Alliance Bank	\$	30,079.93
Delinquent Assessments	\$	43,478.57
Prepaid Assessments	\$	27,615.80

**Entrada Property Owners Association
Fund Balance Sheet
Period Through: 12/31/2024**

Assets

Operating Assets	
1001 - Alliance Bank - Operating	\$52,879.52
Operating Assets Total	\$52,879.52

Reserve Assets	
1002 - Alliance Bank - Reserves	\$30,079.93
Reserve Assets Total	\$30,079.93

Assets Total		\$82,959.45
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Liabilities and Equity

Operating Liability	
1396 - CCM Rebill Fee	\$105.00
Operating Liability Total	\$105.00

Operating Retained Earnings	\$115,153.50
Reserve Retained Earnings	\$20,035.78

Operating Net Income	(\$62,378.98)
Reserve Net Income	\$10,044.15

Liabilities & Equity Total		\$82,959.45
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Entrada Property Owners Association
Budget Comparison Report
12/1/2024 - 12/31/2024

	12/1/2024 - 12/31/2024			1/1/2024 - 12/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Operating Income</u>							
3010 - Owner Assessments	\$2,531.88	\$0.00	\$2,531.88	\$127,375.00	\$115,500.00	\$11,875.00	\$115,500.00
3180 - Interest Earned	\$0.74	\$0.00	\$0.74	\$26.15	\$0.00	\$26.15	\$0.00
3999 - Prepaid Income	\$22,289.79	\$0.00	\$22,289.79	\$14,631.26	\$0.00	\$14,631.26	\$0.00
<u>Total Operating Income</u>	\$24,822.41	\$0.00	\$24,822.41	\$142,032.41	\$115,500.00	\$26,532.41	\$115,500.00
Total Income	\$24,822.41	\$0.00	\$24,822.41	\$142,032.41	\$115,500.00	\$26,532.41	\$115,500.00
Expense							
<u>Administrative Expenses</u>							
4705 - Accounting/Tax Preparation	\$0.00	\$0.00	\$0.00	\$640.00	\$490.00	(\$150.00)	\$490.00
4710 - Management Fees	\$825.00	\$361.00	(\$464.00)	\$6,708.00	\$4,332.00	(\$2,376.00)	\$4,332.00
4715 - Postage	\$453.56	\$33.37	(\$420.19)	\$2,022.80	\$400.00	(\$1,622.80)	\$400.00
4720 - Copies	\$384.44	\$25.00	(\$359.44)	\$1,746.14	\$300.00	(\$1,446.14)	\$300.00
4722 - Scanning	\$0.18	\$25.00	\$24.82	\$25.46	\$300.00	\$274.54	\$300.00
4730 - Statements	\$332.35	\$0.00	(\$332.35)	\$1,387.35	\$768.00	(\$619.35)	\$768.00
4735 - Legal Expense	\$1,731.50	\$50.00	(\$1,681.50)	\$2,281.50	\$600.00	(\$1,681.50)	\$600.00
4745 - Office Supplies	\$363.40	\$30.00	(\$333.40)	\$1,324.50	\$360.00	(\$964.50)	\$360.00
4751 - Bank Fees	\$0.00	\$10.00	\$10.00	(\$20.00)	\$120.00	\$140.00	\$120.00
4755 - Meeting Expenses	\$0.00	\$500.00	\$500.00	\$355.40	\$6,000.00	\$5,644.60	\$6,000.00
4760 - Newsletters/Printing	\$0.00	\$0.00	\$0.00	\$325.55	\$0.00	(\$325.55)	\$0.00
4765 - Fax Service	\$0.00	\$0.00	\$0.00	\$12.50	\$0.00	(\$12.50)	\$0.00
4790 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00	\$300.00
4791 - Storage	\$14.00	\$0.00	(\$14.00)	\$28.00	\$0.00	(\$28.00)	\$0.00
<u>Total Administrative Expenses</u>	\$4,104.43	\$1,034.37	(\$3,070.06)	\$16,837.20	\$13,970.00	(\$2,867.20)	\$13,970.00
<u>Fixed Expenses</u>							
4011 - Reserve Transfers	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00
4015 - ACC/CTA	\$0.00	\$0.00	\$0.00	\$10.00	\$10.00	\$0.00	\$10.00
4020 - Income Taxes - State/Federal	\$0.00	\$0.00	\$0.00	\$50.00	\$170.00	\$120.00	\$170.00
4025 - Licenses & Permits	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$50.00
4030 - Liability/D&O Insurance	\$0.00	\$0.00	\$0.00	\$2,592.00	\$1,600.00	(\$992.00)	\$1,600.00
<u>Total Fixed Expenses</u>	\$0.00	\$0.00	\$0.00	\$12,652.00	\$11,830.00	(\$822.00)	\$11,830.00
<u>Maintenance Expenses</u>							
4315 - Sign Maintenance	\$0.00	\$0.00	\$0.00	\$282.19	\$1,000.00	\$717.81	\$1,000.00
4320 - Road Maintenance	\$0.00	\$5,000.00	\$5,000.00	\$174,640.00	\$60,000.00	(\$114,640.00)	\$60,000.00
<u>Total Maintenance Expenses</u>	\$0.00	\$5,000.00	\$5,000.00	\$174,922.19	\$61,000.00	(\$113,922.19)	\$61,000.00
Total Expense	\$4,104.43	\$6,034.37	\$1,929.94	\$204,411.39	\$86,800.00	(\$117,611.39)	\$86,800.00
Operating Net Income	\$20,717.98	(\$6,034.37)	\$26,752.35	(\$62,378.98)	\$28,700.00	(\$91,078.98)	\$28,700.00
Reserve Income							
<u>Reserve Income</u>							
5001 - Reserve Interest Earned	\$3.83	\$0.00	\$3.83	\$44.15	\$0.00	\$44.15	\$0.00
5005 - Reserve Contribution	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00	\$0.00
<u>Total Reserve Income</u>	\$3.83	\$0.00	\$3.83	\$10,044.15	\$0.00	\$10,044.15	\$0.00

Entrada Property Owners Association
Budget Comparison Report
12/1/2024 - 12/31/2024

	12/1/2024 - 12/31/2024			1/1/2024 - 12/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Reserve Income	\$3.83	\$0.00	\$3.83	\$10,044.15	\$0.00	\$10,044.15	\$0.00
Reserve Net Income	\$3.83	\$0.00	\$3.83	\$10,044.15	\$0.00	\$10,044.15	\$0.00
Net Income	\$20,721.81	(\$6,034.37)	\$26,756.18	(\$52,334.83)	\$28,700.00	(\$81,034.83)	\$28,700.00

**Entrada Property Owners Association
Cash Flow Statement
12/1/2024 - 12/31/2024**

Total Cash on Hand 12/1/2024: \$62,162.64

Account	Beginning Balance	Increase	Decrease	Ending Balance	Net Change
1001 - Alliance Bank - Operating	\$32,086.54	\$24,912.41	\$4,119.43	\$52,879.52	\$20,792.98
1002 - Alliance Bank - Reserves	\$30,076.10	\$3.83	\$0.00	\$30,079.93	\$3.83

Total Net Change 12/1/2024 - 12/31/2024: \$20,796.81

Total Cash on Hand 12/31/2024: \$82,959.45

Entrada Property Owners Association
Income Statement
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
Income													
<u>Operating Income</u>													
3010 - Owner Assessments	\$65,331.81	\$12,345.28	\$8,846.67	\$6,258.09	\$4,989.17	\$2,969.17	\$1,378.21	\$5,984.17	\$6,485.46	\$5,838.42	\$4,416.67	\$2,531.88	\$127,375.00
3110 - Suspense	\$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
3180 - Interest Earned	\$3.07	\$3.06	\$3.38	\$3.42	\$3.07	\$1.98	\$2.04	\$1.81	\$1.75	\$1.19	\$0.64	\$0.74	\$26.15
3999 - Prepaid Income	(\$10,669.54)	\$0.00	(\$120.00)	\$0.00	\$675.00	\$100.00	\$20.01	\$595.00	\$400.00	\$351.00	\$990.00	\$22,289.79	\$14,631.26
<u>Total Operating Income</u>	\$54,665.34	\$12,348.34	\$8,730.05	\$6,261.51	\$5,667.24	\$3,071.15	\$1,400.26	\$6,580.98	\$6,887.21	\$6,190.61	\$5,407.31	\$24,822.41	\$142,032.41
<i>Total Income</i>	\$54,665.34	\$12,348.34	\$8,730.05	\$6,261.51	\$5,667.24	\$3,071.15	\$1,400.26	\$6,580.98	\$6,887.21	\$6,190.61	\$5,407.31	\$24,822.41	\$142,032.41
Expense													
<u>Administrative Expenses</u>													
4705 - Accounting/Tax Preparation	\$0.00	\$90.00	\$0.00	\$0.00	\$0.00	\$550.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$640.00
4710 - Management Fees	\$361.00	\$361.00	\$361.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$825.00	\$6,708.00
4715 - Postage	\$0.00	\$406.76	\$960.48	\$2.34	\$1.56	\$0.00	\$1.56	\$2.52	\$0.00	\$0.00	\$194.02	\$453.56	\$2,022.80
4720 - Copies	\$0.00	\$659.12	\$648.22	\$4.14	\$1.44	\$1.26	\$0.90	\$2.34	\$25.38	\$0.54	\$18.36	\$384.44	\$1,746.14
4722 - Scanning	\$0.18	\$0.36	\$1.80	\$0.18	\$0.36	\$0.00	\$2.88	\$12.50	\$2.70	\$2.70	\$1.62	\$0.18	\$25.46
4730 - Statements	\$761.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$291.50	\$2.00	\$0.00	\$332.35	\$1,387.35
4735 - Legal Expense	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$1,731.50	\$2,281.50
4745 - Office Supplies	\$22.50	\$136.20	\$559.60	\$0.00	\$30.10	\$102.00	\$23.10	\$24.40	\$23.00	\$23.00	\$17.20	\$363.40	\$1,324.50
4751 - Bank Fees	(\$10.00)	(\$10.00)	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$10.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$20.00)
4755 - Meeting Expenses	\$0.00	\$111.00	\$150.00	\$94.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$355.40
4760 - Newsletters/Printing	\$0.00	\$325.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$325.55
4765 - Fax Service	\$0.00	\$12.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.50
4791 - Storage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14.00	\$14.00	\$28.00
<u>Total Administrative Expenses</u>	\$1,185.18	\$2,142.49	\$2,741.10	\$751.06	\$683.46	\$1,303.26	\$678.44	\$681.76	\$992.58	\$678.24	\$895.20	\$4,104.43	\$16,837.20
<u>Fixed Expenses</u>													
4011 - Reserve Transfers	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
4015 - ACC/CTA	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00
4020 - Income Taxes - State/Federal	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
4030 - Liability/D&O Insurance	\$0.00	\$0.00	\$0.00	(\$1,722.00)	\$0.00	\$0.00	\$0.00	\$1,332.00	\$0.00	\$0.00	\$2,982.00	\$0.00	\$2,592.00
<u>Total Fixed Expenses</u>	\$10,000.00	\$0.00	\$0.00	(\$1,672.00)	\$10.00	\$0.00	\$0.00	\$1,332.00	\$0.00	\$0.00	\$2,982.00	\$0.00	\$12,652.00
<u>Maintenance Expenses</u>													
4315 - Sign Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$282.19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$282.19
4320 - Road Maintenance	\$0.00	\$12,000.00	\$0.00	\$0.00	\$80,840.00	\$0.00	\$0.00	\$18,800.00	\$15,000.00	\$48,000.00	\$0.00	\$0.00	\$174,640.00
<u>Total Maintenance Expenses</u>	\$0.00	\$12,000.00	\$0.00	\$0.00	\$80,840.00	\$0.00	\$282.19	\$18,800.00	\$15,000.00	\$48,000.00	\$0.00	\$0.00	\$174,922.19
<i>Total Expense</i>	\$11,185.18	\$14,142.49	\$2,741.10	(\$920.94)	\$81,533.46	\$1,303.26	\$960.63	\$20,813.76	\$15,992.58	\$48,678.24	\$3,877.20	\$4,104.43	\$204,411.39
<i>Operating Net Income</i>	\$43,480.16	(\$1,794.15)	\$5,988.95	\$7,182.45	(\$75,866.22)	\$1,767.89	\$439.63	(\$14,232.78)	(\$9,105.37)	(\$42,487.63)	\$1,530.11	\$20,717.98	(\$62,378.98)
Reserve Income													
<u>Reserve Income</u>													
5001 - Reserve Interest Earned	\$2.88	\$3.57	\$3.82	\$3.69	\$3.82	\$3.69	\$3.82	\$3.82	\$3.70	\$3.82	\$3.69	\$3.83	\$44.15
5005 - Reserve Contribution	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
<u>Total Reserve Income</u>	\$10,002.88	\$3.57	\$3.82	\$3.69	\$3.82	\$3.69	\$3.82	\$3.82	\$3.70	\$3.82	\$3.69	\$3.83	\$10,044.15

Entrada Property Owners Association
Income Statement
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
Total Reserve Income	\$10,002.88	\$3.57	\$3.82	\$3.69	\$3.82	\$3.69	\$3.82	\$3.82	\$3.70	\$3.82	\$3.69	\$3.83	\$10,044.15
Reserve Expense													
Total Reserve Expense	\$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	\$10,002.88	\$3.57	\$3.82	\$3.69	\$3.82	\$3.69	\$3.82	\$3.82	\$3.70	\$3.82	\$3.69	\$3.83	\$10,044.15
Net Income	\$53,483.04	(\$1,790.58)	\$5,992.77	\$7,186.14	(\$75,862.40)	\$1,771.58	\$443.45	(\$14,228.96)	(\$9,101.67)	(\$42,483.81)	\$1,533.80	\$20,721.81	(\$52,334.83)