

Financial Report to the Association Manager

Association: Entrada Property Owners	Report Month: Nov-2024	Manager: Lisa	Date: 12/3/2024
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Finance	Manager
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Yes	
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No	
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#1	
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Yes	
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Yes	
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No	
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Yes	
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Comments

#1 The difference of (\$380.00) is due to CCM Resale fee.

	Approval	Sent To
Bookkeeper:		
Finance Manager:		
Manager:		

**Entrada Property Owners
Summary of Financial Report
November 2024**

Operating

Last Month Ending Balance	\$	30,526.43
Total Income-Current Month	\$	5,407.31
Income from rebill/collections fees	\$	30.00
Total Expenses-Current Month	\$	3,877.20
Expense from rebill/collection fees	\$	-
This Month Ending Balance	\$	32,086.54

Reserve

Last Month Ending Balance	\$	30,072.41
Total Income-Current Month	\$	3.69
Total Expenses-Current Month	\$	-
This Month Ending Balance	\$	30,076.10

Account Balances

Operating Balance - Alliance Bank	\$	32,086.54
Reserve Balance - Alliance Bank	\$	30,076.10
Delinquent Assessments	\$	46,450.45
Prepaid Assessments	\$	5,326.01

**Entrada Property Owners Association
Fund Balance Sheet
Period Through: 11/30/2024**

Assets

Operating Assets	
1001 - Alliance Bank - Operating	\$32,086.54
Operating Assets Total	\$32,086.54

Reserve Assets	
1002 - Alliance Bank - Reserves	\$30,076.10
Reserve Assets Total	\$30,076.10

Assets Total		\$62,162.64
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Liabilities and Equity

Operating Liability	
1396 - CCM Rebill Fee	\$30.00
Operating Liability Total	\$30.00

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

Operating Net Income	(\$83,096.96)
Reserve Net Income	\$10,040.32

Liabilities & Equity Total		\$62,162.64
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Entrada Property Owners Association
Budget Comparison Report
11/1/2024 - 11/30/2024

	11/1/2024 - 11/30/2024			1/1/2024 - 11/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Operating Income</u>							
3010 - Owner Assessments	\$4,416.67	\$0.00	\$4,416.67	\$124,843.12	\$115,500.00	\$9,343.12	\$115,500.00
3180 - Interest Earned	\$0.64	\$0.00	\$0.64	\$25.41	\$0.00	\$25.41	\$0.00
3999 - Prepaid Income	\$990.00	\$0.00	\$990.00	(\$7,658.53)	\$0.00	(\$7,658.53)	\$0.00
<u>Total Operating Income</u>	\$5,407.31	\$0.00	\$5,407.31	\$117,210.00	\$115,500.00	\$1,710.00	\$115,500.00
Total Income	\$5,407.31	\$0.00	\$5,407.31	\$117,210.00	\$115,500.00	\$1,710.00	\$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	\$600.00	\$361.00	(\$239.00)	\$5,883.00	\$3,971.00	(\$1,912.00)	\$4,332.00
4715 - Postage	\$194.02	\$33.33	(\$160.69)	\$1,569.24	\$366.63	(\$1,202.61)	\$400.00
4720 - Copies	\$18.36	\$25.00	\$6.64	\$1,361.70	\$275.00	(\$1,086.70)	\$300.00
4722 - Scanning	\$1.62	\$25.00	\$23.38	\$25.28	\$275.00	\$249.72	\$300.00
4730 - Statements	\$0.00	\$0.00	\$0.00	\$1,055.00	\$768.00	(\$287.00)	\$768.00
4735 - Legal Expense	\$50.00	\$50.00	\$0.00	\$550.00	\$550.00	\$0.00	\$600.00
4745 - Office Supplies	\$17.20	\$30.00	\$12.80	\$961.10	\$330.00	(\$631.10)	\$360.00
4751 - Bank Fees	\$0.00	\$10.00	\$10.00	(\$20.00)	\$110.00	\$130.00	\$120.00
4755 - Meeting Expenses	\$0.00	\$500.00	\$500.00	\$355.40	\$5,500.00	\$5,144.60	\$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)	\$14.00	\$0.00	(\$14.00)	\$0.00
<u>Total Administrative Expenses</u>	\$895.20	\$1,034.33	\$139.13	\$12,732.77	\$12,935.63	\$202.86	\$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	\$2,982.00	\$0.00	(\$2,982.00)	\$2,592.00	\$1,600.00	(\$992.00)	\$1,600.00
<u>Total Fixed Expenses</u>	\$2,982.00	\$0.00	(\$2,982.00)	\$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	\$55,000.00	(\$119,640.00)	\$60,000.00
<u>Total Maintenance Expenses</u>	\$0.00	\$5,000.00	\$5,000.00	\$174,922.19	\$56,000.00	(\$118,922.19)	\$61,000.00
Total Expense	\$3,877.20	\$6,034.33	\$2,157.13	\$200,306.96	\$80,765.63	(\$119,541.33)	\$86,800.00
Operating Net Income	\$1,530.11	(\$6,034.33)	\$7,564.44	(\$83,096.96)	\$34,734.37	(\$117,831.33)	\$28,700.00
Reserve Income							
<u>Reserve Income</u>							
5001 - Reserve Interest Earned	\$3.69	\$0.00	\$3.69	\$40.32	\$0.00	\$40.32	\$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>	\$3.69	\$0.00	\$3.69	\$10,040.32	\$0.00	\$10,040.32	\$0.00

Entrada Property Owners Association
Budget Comparison Report
11/1/2024 - 11/30/2024

	11/1/2024 - 11/30/2024			1/1/2024 - 11/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Reserve Income	\$3.69	\$0.00	\$3.69	\$10,040.32	\$0.00	\$10,040.32	\$0.00
Reserve Net Income	\$3.69	\$0.00	\$3.69	\$10,040.32	\$0.00	\$10,040.32	\$0.00
Net Income	\$1,533.80	(\$6,034.33)	\$7,568.13	(\$73,056.64)	\$34,734.37	(\$107,791.01)	\$28,700.00

**Entrada Property Owners Association
Cash Flow Statement
11/1/2024 - 11/30/2024**

					Total Cash on Hand 11/1/2024:	\$60,598.84
Account	Beginning Balance	Increase	Decrease	Ending Balance	Net Change	
1001 - Alliance Bank - Operating	\$30,526.43	\$5,817.31	\$4,257.20	\$32,086.54	\$1,560.11	
1002 - Alliance Bank - Reserves	\$30,072.41	\$3.69	\$0.00	\$30,076.10	\$3.69	
					Total Net Change 11/1/2024 - 11/30/2024:	\$1,563.80
					Total Cash on Hand 11/30/2024:	\$62,162.64

Jan 2024 Feb 2024 **Mar 2024** Apr 2024 May 2024 Jun 2024 Jul 2024 Aug 2024 Sep 2024 Oct 2024 Nov 2024 YTD

Expense												
Administrative Expenses												
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	\$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	\$5,883.00
4715 - Postage	\$0.00	\$406.76	\$960.48	\$2.34	\$1.56	\$0.00	\$1.56	\$2.52	\$0.00	\$0.00	\$194.02	\$1,569.24
4720 - Copies	\$0.00	\$659.12	\$648.22	\$4.14	\$1.44	\$1.26	\$0.90	\$2.34	\$25.38	\$0.54	\$18.36	\$1,361.70
4722 - Scanning	\$0.18	\$0.36	\$1.80	\$0.18	\$0.36	\$0.00	\$2.88	\$12.50	\$2.70	\$2.70	\$1.62	\$25.28
4730 - Statements	\$761.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$291.50	\$2.00	\$0.00	\$1,055.00
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	\$550.00
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	\$961.10
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	(\$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	\$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	\$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	\$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
Total Administrative Expenses	\$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	\$12,732.77

Maintenance Expenses												
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	\$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	\$174,640.00
Total Maintenance Expenses	\$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	\$174,922.19

Operating Net Income	\$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	(\$83,096.96)
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Entrada Property Owners Association

Income Statement

1/1/2024 - 11/30/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	YTD
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	\$40.32
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	\$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	\$10,040.32
<i>Total Reserve Income</i>	\$10,002.88	\$3.57	\$3.82	\$3.69	\$3.82	\$3.69	\$3.82	\$3.82	\$3.70	\$3.82	\$3.69	\$10,040.32
Reserve Expense												
<i>Total Reserve Expense</i>	\$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	 \$10,040.32
 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	 (\$73,056.64)