Financial Report to the Association Manager

Association: **Entrada Property Owners** Report Month: **Oct-2025** Manager: **Lisa** Date: **11/3/2025**

	Finance	Manager
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 $15.00 is due to CCM fees paid to Cadden.

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

Entrada Property Owners
Summary of Financial Report
October 2025

Operating

Last Month Ending Balance	$	18,744.72
Total Income-Current Month	$	3,234.59
Income from rebill/collections fees/owner refunds	$	105.00
Total Expenses-Current Month	$	3,671.28
Expense from rebill/collection fees/owner refunds	$	15.00
This Month Ending Balance	$	18,398.03

Reserve

Last Month Ending Balance	$	25,113.28
Total Income-Current Month	$	3.20
Total Expenses-Current Month	$	-
This Month Ending Balance	$	25,116.48

Account Balances

Operating Balance - Alliance Bank	$	18,398.03
Reserve Balance - Alliance Bank	$	25,116.48
Delinquent Assessments	$	67,409.58
Prepaid Assessments	$	2,990.00

Entrada Property Owners Association

Balance Sheet as of 10/31/2025

Assets	Operating	Reserve	Total
Operating Assets			
1001 - Alliance Bank - Operating	$18,398.03		$18,398.03
Total Operating Assets	**$18,398.03**		**$18,398.03**
Reserve Assets			
1002 - Alliance Bank - Reserves		$25,116.48	$25,116.48
Total Reserve Assets		**$25,116.48**	**$25,116.48**
Total Assets	**$18,398.03**	**$25,116.48**	**$43,514.51**

Liabilities / Equity	Operating	Reserve	Total
Operating Liability			
1394 - CCM Processing Fee	$240.00		$240.00
1396 - CCM Rebill Fee	$105.00		$105.00
Total Operating Liability	**$345.00**		**$345.00**
Equity			
1330 - Retained Earnings	$53,124.52	$30,079.93	$83,204.45
1332 - Net Income	($35,071.49)	($4,963.45)	($40,034.94)
Total Equity	**$18,053.03**	**$25,116.48**	**$43,169.51**
Total Liabilities / Equity	**$18,398.03**	**$25,116.48**	**$43,514.51**

Entrada Property Owners Association

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Operating Income							
3010 - Owner Assessments	3,234.17	-	3,234.17	104,518.99	115,500.00	(10,981.01)	115,500.00
3180 - Interest Earned	.42	-	.42	9.03	-	9.03	-
3999 - Prepaid Income	-	-	-	(24,625.80)	-	(24,625.80)	-
Total Operating Income	**3,234.59**	**-**	**3,234.59**	**79,902.22**	**115,500.00**	**(35,597.78)**	**115,500.00**
Total Income	**3,234.59**	**-**	**3,234.59**	**79,902.22**	**115,500.00**	**(35,597.78)**	**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)	6,200.60	6,200.00	(.60)	7,440.00
4715 - Postage	-	63.00	63.00	56.17	630.00	573.83	756.00
4720 - Copies	4.32	41.00	36.68	26.28	410.00	383.72	492.00
4721 - Scanning	-	-	-	25.92	-	(25.92)	-
4722 - Scanning	.90	2.00	1.10	3.24	20.00	16.76	24.00
4730 - Statements	-	-	-	733.50	716.00	(17.50)	716.00
4735 - Legal Expense	50.00	893.16	843.16	500.00	8,931.68	8,431.68	10,718.00
4745 - Office Supplies	-	82.00	82.00	103.00	820.00	717.00	984.00
4751 - Bank Fees	-	6.00	6.00	-	60.00	60.00	72.00
4755 - Meeting Expenses	-	51.00	51.00	261.00	510.00	249.00	612.00
4760 - Newsletter/Printing	-	47.00	47.00	-	470.00	470.00	564.00
4765 - Fax Service	-	2.00	2.00	-	20.00	20.00	24.00
4791 - Storage	14.00	-	(14.00)	140.00	-	(140.00)	-
Total Administrative Expenses	**689.28**	**1,807.16**	**1,117.88**	**8,719.71**	**19,737.68**	**11,017.97**	**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	2,982.00	-	(2,982.00)	4,444.00	1,332.00	(3,112.00)	1,332.00
Total Fixed Expenses	**2,982.00**	**-**	**(2,982.00)**	**(346.00)**	**11,392.00**	**11,738.00**	**11,392.00**
Maintenance Expenses							
4315 - Sign Maintenance	-	63.00	63.00	-	630.00	630.00	756.00
4320 - Road Maintenance	-	6,666.66	6,666.66	106,600.00	66,666.68	(39,933.32)	80,000.00
Total Maintenance Expenses	**-**	**6,729.66**	**6,729.66**	**106,600.00**	**67,296.68**	**(39,303.32)**	**80,756.00**
Total Expense	**3,671.28**	**8,536.82**	**4,865.54**	**114,973.71**	**98,426.36**	**(16,547.35)**	**115,500.00**
Operating Net Total	**(436.69)**	**(8,536.82)**	**8,100.13**	**(35,071.49)**	**17,073.64**	**(52,145.13)**	**-**

Entrada Property Owners Association

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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	36.55	-	36.55	-
5005 - Reserve Contribution	-	-	-	(5,000.00)	-	(5,000.00)	-
Total Reserve Income	**3.20**	**-**	**3.20**	**(4,963.45)**	**-**	**(4,963.45)**	**-**
Total Income	**3.20**	**-**	**3.20**	**(4,963.45)**	**-**	**(4,963.45)**	**-**
Reserve Net Total	**3.20**	**-**	**3.20**	**(4,963.45)**	**-**	**(4,963.45)**	**-**
Net Total	**(433.49)**	**(8,536.82)**	**8,103.33**	**(40,034.94)**	**17,073.64**	**(57,108.58)**	**-**

Entrada Property Owners Association

Summary Statement of Revenues and Expenses For 10/31/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
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	-	-	104,519
3180 - Interest Earned	2	2	2	1	1	1	1	1	1		-	-	9
3999 - Prepaid Income	(24,766)	(210)	(15)	335	(700)	125	255	350	-	-	-	-	-24,626
Total Operating Income	**37,506**	**8,502**	**7,188**	**9,133**	**1,560**	**3,202**	**2,172**	**3,395**	**4,010**	**3,235**	**-**	**-**	**79,902**
Total Income	**37,506**	**8,502**	**7,188**	**9,133**	**1,560**	**3,202**	**2,172**	**3,395**	**4,010**	**3,235**	**-**	**-**	**79,902**
Operating Expense													
Administrative Expenses													
4705 - Accounting/Tax Preparation	-	120	550	-	-	-	-	-	-	-	-	-	670
4710 - Management	620	620	620	620	620	620	620	620	620	620	-	-	6,201
4715 - Postage	-	-	-	4	-	-	7	-	45	-	-	-	56
4720 - Copies	8			6	3		3	-	1	4	-	-	26
4721 - Scanning	15	2		1	-	1	8	-	-	-	-	-	26
4722 - Scanning	-	-	-	-	-	-	-	-	2	1	-	-	3
4730 - Statements	734	-	-	-	-	-	-	-	-	-	-	-	734
4735 - Legal Expense	50	50	50	50	50	50	50	50	50	50	-	-	500
4745 - Office Supplies	12	8	8	2	-	-	9	-	66	-	-	-	103
4755 - Meeting Expenses	161	-	-	-	100	-	-	-	-	-	-	-	261
4791 - Storage	14	14	14	14	14	14	14	14	14	14	-	-	140
Total Administrative Expenses	**1,613**	**813**	**1,242**	**697**	**787**	**685**	**711**	**684**	**798**	**689**	**-**	**-**	**8,720**
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	-	-	4,444
Total Fixed Expenses	**10,025**	**75**	**200**	**(14,975)**	**(40)**	**-**	**-**	**1,387**	**-**	**2,982**	**-**	**-**	**-346**
Maintenance Expenses													

Entrada Property Owners Association

Summary Statement of Revenues and Expenses For 10/31/2025

	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**	**-**	**-**	**114,974**
Operating Net Total	**$25,867**	**$7,614**	**($36,554)**	**($23,889)**	**($4,188)**	**$2,517**	**$1,462**	**$1,324**	**($8,788)**	**($437)**	**-**	**-**	**($35,071)**

Entrada Property Owners Association

Summary Statement of Revenues and Expenses For 10/31/2025

Reserve Income

	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	-	-	37
5005 - Reserve Contribution	10,000	-	-	(15,000)	-	-	-	-	-	-	-	-	-5,000
Total Reserve Income	**10,004**	**5**	**5**	**(14,996)**	**3**	**3**	**3**	**3**	**3**	**3**	**-**	**-**	**-4,963**
Total Income	**10,004**	**5**	**5**	**(14,996)**	**3**	**3**	**3**	**3**	**3**	**3**	**-**	**-**	**-4,963**
Reserve Net Total	**$10,004**	**$5**	**$5**	**($14,996)**	**$3**	**$3**	**$3**	**$3**	**$3**	**$3**	**-**	**-**	**($4,963)**
Net Total	**$35,871**	**$7,619**	**($36,549)**	**($38,885)**	**($4,184)**	**$2,520**	**$1,465**	**$1,327**	**($8,785)**	**($433)**	**-**	**-**	**($40,035)**