

Financial Report to the Association Manager
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Association: <b>Entrada Property Owners</b>	Report Month: <b>Apr-2024</b>	Manager: <b>Lisa</b>	Date: <b>5/1/2024</b>
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	Finance Manager
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Yes	
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No	
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Yes	
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Yes	
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No	
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Yes	
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[illegible]

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Approval	Sent To
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Finance Manager: Lori B

Manager: Michael	
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**Entrada Property Owners  
Summary of Financial Report  
April 2024**

**Operating**

Last Month Ending Balance	\$	162,923.46
Total Income-Current Month	\$	6,261.51
Income from rebill/collections fees	\$	65.00
Total Expenses-Current Month	\$	(920.94)
Expense from rebill/collection fees	\$	145.00
This Month Ending Balance	\$	170,025.91

**Reserve**

Last Month Ending Balance	\$	30,046.05
Total Income-Current Month	\$	3.69
Total Expenses-Current Month	\$	-
This Month Ending Balance	\$	30,049.74

**Account Balances**

Operating Balance - Alliance Bank	\$	170,025.91
Reserve Balance - Alliance Bank	\$	30,049.74
Delinquent Assessments	\$	77,432.55
Prepaid Assessments	\$	2,545.00

**Entrada Property Owners Association  
Fund Balance Sheet  
Period Through: 4/30/2024**

**Assets**

Operating Assets	
1001 - Alliance Bank - Operating	\$170,025.91
Operating Assets Total	<b>\$170,025.91</b>

Reserve Assets	
1002 - Alliance Bank - Reserves	\$30,049.74
Reserve Assets Total	<b>\$30,049.74</b>

Assets Total		<b>\$200,075.65</b>
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**Liabilities and Equity**

Operating Liability	
1396 - CCM Rebill Fee	\$15.00
Operating Liability Total	<b>\$15.00</b>

Operating Retained Earnings	<b>\$115,153.50</b>
Reserve Retained Earnings	<b>\$20,035.78</b>

Operating Net Income	\$54,857.41
Reserve Net Income	\$10,013.96

Liabilities & Equity Total		<b>\$200,075.65</b>
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**Entrada Property Owners Association**  
**Budget Comparison Report**  
**4/1/2024 - 4/30/2024**

	4/1/2024 - 4/30/2024			1/1/2024 - 4/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Operating Income</u>							
3010 - Owner Assessments	\$6,258.09	\$28,875.00	(\$22,616.91)	\$92,781.85	\$57,750.00	\$35,031.85	\$115,500.00
3020 - Late Fees & Interest	\$0.00	(\$30.00)	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00
3180 - Interest Earned	\$3.42	\$0.00	\$3.42	\$12.93	\$0.00	\$12.93	\$0.00
3999 - Prepaid Income	\$0.00	\$0.00	\$0.00	(\$10,789.54)	\$0.00	(\$10,789.54)	\$0.00
<u>Total Operating Income</u>	\$6,261.51	\$28,845.00	(\$22,583.49)	\$82,005.24	\$57,750.00	\$24,255.24	\$115,500.00
<b>Total Income</b>	\$6,261.51	\$28,845.00	(\$22,583.49)	\$82,005.24	\$57,750.00	\$24,255.24	\$115,500.00
<b>Expense</b>							
<u>Administrative Expenses</u>							
4705 - Accounting/Tax Preparation	\$0.00	\$400.00	\$400.00	\$90.00	\$490.00	\$400.00	\$490.00
4710 - Management Fees	\$600.00	\$361.00	(\$239.00)	\$1,683.00	\$1,444.00	(\$239.00)	\$4,332.00
4715 - Postage	\$2.34	\$33.33	\$30.99	\$1,369.58	\$133.32	(\$1,236.26)	\$400.00
4720 - Copies	\$4.14	\$25.00	\$20.86	\$1,311.48	\$100.00	(\$1,211.48)	\$300.00
4722 - Scanning	\$0.18	\$25.00	\$24.82	\$2.52	\$100.00	\$97.48	\$300.00
4730 - Statements	\$0.00	\$0.00	\$0.00	\$761.50	\$768.00	\$6.50	\$768.00
4735 - Legal Expense	\$50.00	\$50.00	\$0.00	\$200.00	\$200.00	\$0.00	\$600.00
4745 - Office Supplies	\$0.00	\$30.00	\$30.00	\$718.30	\$120.00	(\$598.30)	\$360.00
4751 - Bank Fees	\$0.00	\$10.00	\$10.00	(\$10.00)	\$40.00	\$50.00	\$120.00
4755 - Meeting Expenses	\$94.40	\$500.00	\$405.60	\$355.40	\$2,000.00	\$1,644.60	\$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	\$150.00	\$150.00	\$0.00	\$150.00	\$150.00	\$300.00
<u>Total Administrative Expenses</u>	\$751.06	\$1,584.33	\$833.27	\$6,819.83	\$5,545.32	(\$1,274.51)	\$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 Reporting	\$0.00	\$10.00	\$10.00	\$0.00	\$10.00	\$10.00	\$10.00
4020 - Income Taxes - State/Federal	\$50.00	\$170.00	\$120.00	\$50.00	\$170.00	\$120.00	\$170.00
4025 - Licenses & Permits	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$50.00
4030 - Liability/D&O Insurance	(\$1,722.00)	\$0.00	\$1,722.00	(\$1,722.00)	\$0.00	\$1,722.00	\$1,600.00
<u>Total Fixed Expenses</u>	(\$1,672.00)	\$230.00	\$1,902.00	\$8,328.00	\$10,230.00	\$1,902.00	\$11,830.00
<u>Maintenance Expenses</u>							
4315 - Sign Maintenance	\$0.00	\$250.00	\$250.00	\$0.00	\$500.00	\$500.00	\$1,000.00
4320 - Road Maintenance	\$0.00	\$5,000.00	\$5,000.00	\$12,000.00	\$20,000.00	\$8,000.00	\$60,000.00
<u>Total Maintenance Expenses</u>	\$0.00	\$5,250.00	\$5,250.00	\$12,000.00	\$20,500.00	\$8,500.00	\$61,000.00
<b>Total Expense</b>	(\$920.94)	\$7,064.33	\$7,985.27	\$27,147.83	\$36,275.32	\$9,127.49	\$86,800.00
Operating Net Income	\$7,182.45	\$21,780.67	(\$14,598.22)	\$54,857.41	\$21,474.68	\$33,382.73	\$28,700.00
<b>Reserve Income</b>							
<u>Reserve Income</u>							
5001 - Reserve Interest Earned	\$3.69	\$0.00	\$3.69	\$13.96	\$0.00	\$13.96	\$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	\$10,013.96	\$0.00	\$10,013.96	\$0.00

**Entrada Property Owners Association**  
**Budget Comparison Report**  
**4/1/2024 - 4/30/2024**

	4/1/2024 - 4/30/2024			1/1/2024 - 4/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Total Reserve Income</b>	\$3.69	\$0.00	\$3.69	\$10,013.96	\$0.00	\$10,013.96	\$0.00
Reserve Net Income	\$3.69	\$0.00	\$3.69	\$10,013.96	\$0.00	\$10,013.96	\$0.00
Net Income	\$7,186.14	\$21,780.67	(\$14,594.53)	\$64,871.37	\$21,474.68	\$43,396.69	\$28,700.00

**Entrada Property Owners Association  
Cash Flow Statement  
4/1/2024 - 4/30/2024**

					<b>Total Cash on Hand 4/1/2024:</b>	<b>\$192,969.51</b>
<b>Account</b>	<b>Beginning Balance</b>	<b>Increase</b>	<b>Decrease</b>	<b>Ending Balance</b>	<b>Net Change</b>	
1001 - Alliance Bank - Operating	\$162,923.46	\$8,408.51	\$1,306.06	\$170,025.91	\$7,102.45	
1002 - Alliance Bank - Reserves	\$30,046.05	\$3.69	\$0.00	\$30,049.74	\$3.69	
					<b>Total Net Change 4/1/2024 - 4/30/2024:</b>	<b>\$7,106.14</b>
					<b>Total Cash on Hand 4/30/2024:</b>	<b>\$200,075.65</b>

# Entrada Property Owners Association

## Income Statement

1/1/2024 - 4/30/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	YTD
<b>Income</b>					
<u>Operating Income</u>					
3010 - Owner Assessments	\$65,331.81	\$12,345.28	\$8,846.67	\$6,258.09	\$92,781.85
3180 - Interest Earned	\$3.07	\$3.06	\$3.38	\$3.42	\$12.93
3999 - Prepaid Income	(\$10,669.54)	\$0.00	(\$120.00)	\$0.00	(\$10,789.54)
<u>Total Operating Income</u>	\$54,665.34	\$12,348.34	\$8,730.05	\$6,261.51	\$82,005.24
<i>Total Income</i>	\$54,665.34	\$12,348.34	\$8,730.05	\$6,261.51	\$82,005.24
<b>Expense</b>					
<u>Administrative Expenses</u>					
4705 - Accounting/Tax Preparation	\$0.00	\$90.00	\$0.00	\$0.00	\$90.00
4710 - Management Fees	\$361.00	\$361.00	\$361.00	\$600.00	\$1,683.00
4715 - Postage	\$0.00	\$406.76	\$960.48	\$2.34	\$1,369.58
4720 - Copies	\$0.00	\$659.12	\$648.22	\$4.14	\$1,311.48
4722 - Scanning	\$0.18	\$0.36	\$1.80	\$0.18	\$2.52
4730 - Statements	\$761.50	\$0.00	\$0.00	\$0.00	\$761.50
4735 - Legal Expense	\$50.00	\$50.00	\$50.00	\$50.00	\$200.00
4745 - Office Supplies	\$22.50	\$136.20	\$559.60	\$0.00	\$718.30
4751 - Bank Fees	(\$10.00)	(\$10.00)	\$10.00	\$0.00	(\$10.00)
4755 - Meeting Expenses	\$0.00	\$111.00	\$150.00	\$94.40	\$355.40
4760 - Newsletters/Printing	\$0.00	\$325.55	\$0.00	\$0.00	\$325.55
4765 - Fax Service	\$0.00	\$12.50	\$0.00	\$0.00	\$12.50
<u>Total Administrative Expenses</u>	\$1,185.18	\$2,142.49	\$2,741.10	\$751.06	\$6,819.83
<u>Fixed Expenses</u>					
4011 - Reserve Transfers	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00
4020 - Income Taxes - State/Federal	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
4030 - Liability/D&O Insurance	\$0.00	\$0.00	\$0.00	(\$1,722.00)	(\$1,722.00)
<u>Total Fixed Expenses</u>	\$10,000.00	\$0.00	\$0.00	(\$1,672.00)	\$8,328.00
<u>Maintenance Expenses</u>					
4320 - Road Maintenance	\$0.00	\$12,000.00	\$0.00	\$0.00	\$12,000.00
<u>Total Maintenance Expenses</u>	\$0.00	\$12,000.00	\$0.00	\$0.00	\$12,000.00
<i>Total Expense</i>	\$11,185.18	\$14,142.49	\$2,741.10	(\$920.94)	\$27,147.83
Operating Net Income	\$43,480.16	(\$1,794.15)	\$5,988.95	\$7,182.45	\$54,857.41
<b>Reserve Income</b>					
<u>Reserve Income</u>					
5001 - Reserve Interest Earned	\$2.88	\$3.57	\$3.82	\$3.69	\$13.96

Entrada Property Owners Association  
Income Statement  
1/1/2024 - 4/30/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	YTD
5005 - Reserve Contribution	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00
<u>Total Reserve Income</u>	\$10,002.88	\$3.57	\$3.82	\$3.69	\$10,013.96
<i>Total Reserve Income</i>	\$10,002.88	\$3.57	\$3.82	\$3.69	\$10,013.96
<b>Reserve Expense</b>					
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Net Income	\$10,002.88	\$3.57	\$3.82	\$3.69	\$10,013.96
Net Income	\$53,483.04	(\$1,790.58)	\$5,992.77	\$7,186.14	\$64,871.37