

Financial Report to the Association Manager

Association: Entrada Property Owners	Report Month: Dec-2023	Manager: Michael	Date: 1/2/2024
---	-------------------------------	-------------------------	-----------------------

Finance	Manager
---------	---------

Yes	
-----	--

No	
----	--

Yes	
-----	--

Yes	
-----	--

Yes	
-----	--

No	
----	--

Yes	
-----	--

[illegible]

Sent To

**Entrada Property Owners
Summary of Financial Report
December 2023**

Operating

Last Month Ending Balance	\$	105,667.50
Total Income-Current Month	\$	10,424.68
Income from rebill/collections fees	\$	60.00
Total Expenses-Current Month	\$	938.68
Expense from rebill/collection fees		
This Month Ending Balance	\$	115,213.50

Reserve

Last Month Ending Balance	\$	20,033.23
Total Income-Current Month	\$	2.55
Total Expenses-Current Month	\$	-
This Month Ending Balance	\$	20,035.78

Account Balances

Operating Balance - Alliance Bank	\$	115,213.50
Reserve Balance - Alliance Bank	\$	20,035.78
Delinquent Assessments	\$	42,779.40
Prepaid Assessments	\$	13,334.54

**Entrada Property Owners Association
Fund Balance Sheet
Period Through: 12/31/2023**

Assets

Operating Assets		
1001 - Alliance Bank - Operating	\$115,213.50	
Operating Assets Total	\$115,213.50	
Reserve Assets		
1002 - Alliance Bank - Reserves	\$20,035.78	
Reserve Assets Total	\$20,035.78	
Assets Total		\$135,249.28

Liabilities and Equity

Operating Liability		
1396 - CCM Rebill Fee	\$60.00	
Operating Liability Total	\$60.00	
Operating Retained Earnings	\$57,679.46	
Reserve Retained Earnings	\$10,006.74	
Operating Net Income	\$57,474.04	
Reserve Net Income	\$10,029.04	
Liabilities & Equity Total		\$135,249.28

Entrada Property Owners Association
Budget Comparison Report
12/1/2023 - 12/31/2023

	12/1/2023 - 12/31/2023			1/1/2023 - 12/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Operating Income</u>							
3010 - Owner Assessments	\$2,688.14	\$0.00	\$2,688.14	\$121,663.07	\$90,650.00	\$31,013.07	\$90,650.00
3180 - Interest Earned	\$2.34	\$0.00	\$2.34	\$29.31	\$0.00	\$29.31	\$0.00
3999 - Prepaid Income	\$7,734.20	\$0.00	\$7,734.20	\$5,408.42	\$0.00	\$5,408.42	\$0.00
<u>Total Operating Income</u>	\$10,424.68	\$0.00	\$10,424.68	\$127,100.80	\$90,650.00	\$36,450.80	\$90,650.00
Total Income	\$10,424.68	\$0.00	\$10,424.68	\$127,100.80	\$90,650.00	\$36,450.80	\$90,650.00
Expense							
<u>Administrative Expenses</u>							
4705 - Accounting/Tax Preparation	\$0.00	\$0.00	\$0.00	\$490.00	\$175.00	(\$315.00)	\$175.00
4710 - Management Fees	\$350.00	\$350.00	\$0.00	\$4,200.00	\$4,200.00	\$0.00	\$4,200.00
4715 - Postage	\$0.00	\$5.00	\$5.00	\$143.38	\$60.00	(\$83.38)	\$60.00
4720 - Copies	\$0.18	\$2.50	\$2.32	\$49.14	\$30.00	(\$19.14)	\$30.00
4722 - Scanning	\$0.00	\$0.00	\$0.00	\$68.40	\$0.00	(\$68.40)	\$0.00
4730 - Statements	\$0.00	\$0.00	\$0.00	\$766.00	\$800.00	\$34.00	\$800.00
4735 - Legal Expense	\$50.00	\$83.37	\$33.37	\$550.00	\$1,000.00	\$450.00	\$1,000.00
4745 - Office Supplies	\$66.50	\$10.50	(\$56.00)	\$385.34	\$126.00	(\$259.34)	\$126.00
4751 - Bank Fees	\$0.00	\$0.87	\$0.87	\$50.00	\$10.00	(\$40.00)	\$10.00
4755 - Meeting Expenses	\$0.00	\$41.63	\$41.63	\$421.50	\$500.00	\$78.50	\$500.00
4790 - Miscellaneous	\$0.00	\$25.00	\$25.00	\$166.00	\$300.00	\$134.00	\$300.00
4791 - Storage	(\$28.00)	\$25.00	\$53.00	\$0.00	\$300.00	\$300.00	\$300.00
<u>Total Administrative Expenses</u>	\$438.68	\$543.87	\$105.19	\$7,289.76	\$7,501.00	\$211.24	\$7,501.00
<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	\$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	\$6,111.00	\$1,600.00	(\$4,511.00)	\$1,600.00
<u>Total Fixed Expenses</u>	\$0.00	\$0.00	\$0.00	\$16,171.00	\$11,830.00	(\$4,341.00)	\$11,830.00
<u>Maintenance Expenses</u>							
4315 - Sign Maintenance	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
4320 - Road Maintenance	\$500.00	\$5,000.00	\$4,500.00	\$46,166.00	\$60,000.00	\$13,834.00	\$60,000.00
<u>Total Maintenance Expenses</u>	\$500.00	\$5,083.37	\$4,583.37	\$46,166.00	\$61,000.00	\$14,834.00	\$61,000.00
Total Expense	\$938.68	\$5,627.24	\$4,688.56	\$69,626.76	\$80,331.00	\$10,704.24	\$80,331.00
Operating Net Income	\$9,486.00	(\$5,627.24)	\$15,113.24	\$57,474.04	\$10,319.00	\$47,155.04	\$10,319.00
Reserve Income							
<u>Reserve Income</u>							
5001 - Reserve Interest Earned	\$2.55	\$0.00	\$2.55	\$29.04	\$0.00	\$29.04	\$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>	\$2.55	\$0.00	\$2.55	\$10,029.04	\$0.00	\$10,029.04	\$0.00
Total Reserve Income	\$2.55	\$0.00	\$2.55	\$10,029.04	\$0.00	\$10,029.04	\$0.00

Entrada Property Owners Association
Budget Comparison Report
12/1/2023 - 12/31/2023

	12/1/2023 - 12/31/2023			1/1/2023 - 12/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Reserve Net Income	\$2.55	\$0.00	\$2.55	\$10,029.04	\$0.00	\$10,029.04	\$0.00
Net Income	\$9,488.55	(\$5,627.24)	\$15,115.79	\$67,503.08	\$10,319.00	\$57,184.08	\$10,319.00

**Entrada Property Owners Association
Cash Flow Statement
12/1/2023 - 12/31/2023**

Total Cash on Hand 12/1/2023: \$125,700.73

Account	Beginning Balance	Increase	Decrease	Ending Balance	Net Change
1001 - Alliance Bank - Operating	\$105,667.50	\$10,484.68	\$938.68	\$115,213.50	\$9,546.00
1002 - Alliance Bank - Reserves	\$20,033.23	\$2.55	\$0.00	\$20,035.78	\$2.55

Total Net Change 12/1/2023 - 12/31/2023: \$9,548.55

Total Cash on Hand 12/31/2023: \$135,249.28

Entrada Property Owners Association
Income Statement
1/1/2023 - 12/31/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	YTD
Income													
<u>Operating Income</u>													
3010 - Owner Assessments	\$52,637.96	\$15,748.34	\$8,575.84	\$18,519.03	\$7,662.92	\$2,686.53	\$3,842.92	\$2,689.03	\$2,987.42	\$3,283.27	\$341.67	\$2,688.14	\$121,663.07
3020 - Late Fees & Interest	\$0.00	\$0.00	\$30.00	(\$30.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3180 - Interest Earned	\$1.65	\$1.93	\$2.41	\$2.57	\$2.77	\$2.59	\$2.58	\$2.64	\$2.59	\$2.71	\$2.53	\$2.34	\$29.31
3999 - Prepaid Income	(\$6,926.12)	\$150.00	\$985.90	\$600.00	\$579.44	\$160.00	\$0.00	\$205.00	\$580.00	\$725.00	\$615.00	\$7,734.20	\$5,408.42
<u>Total Operating Income</u>	\$45,713.49	\$15,900.27	\$9,594.15	\$19,091.60	\$8,245.13	\$2,849.12	\$3,845.50	\$2,896.67	\$3,570.01	\$4,010.98	\$959.20	\$10,424.68	\$127,100.80
 <i>Total Income</i>	 \$45,713.49	 \$15,900.27	 \$9,594.15	 \$19,091.60	 \$8,245.13	 \$2,849.12	 \$3,845.50	 \$2,896.67	 \$3,570.01	 \$4,010.98	 \$959.20	 \$10,424.68	 \$127,100.80
Expense													
<u>Administrative Expenses</u>													
4705 - Accounting/Tax Preparation	\$0.00	\$90.00	\$0.00	\$400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$490.00
4710 - Management Fees	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$4,200.00
4715 - Postage	\$0.00	\$2.07	\$0.00	\$134.76	\$2.17	\$0.72	\$2.90	\$0.00	\$0.00	\$0.76	\$0.00	\$0.00	\$143.38
4720 - Copies	\$2.34	\$0.00	\$0.00	\$36.36	\$7.74	\$0.54	\$0.36	\$0.36	\$0.72	\$0.36	\$0.18	\$0.18	\$49.14
4722 - Scanning	\$4.86	\$0.00	\$14.58	\$1.08	\$15.12	\$31.50	\$0.00	\$0.00	\$0.00	\$0.54	\$0.72	\$0.00	\$68.40
4730 - Statements	\$764.00	\$2.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$766.00
4735 - Legal Expense	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$0.00	\$0.00	\$100.00	\$50.00	\$550.00
4745 - Office Supplies	\$24.50	\$36.32	\$20.90	\$75.80	\$32.40	\$28.80	\$26.70	\$11.50	\$15.62	\$28.80	\$17.50	\$66.50	\$385.34
4751 - Bank Fees	\$10.00	\$0.00	\$0.00	\$10.00	\$10.00	\$10.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
4755 - Meeting Expenses	\$0.00	\$0.00	\$0.00	\$88.50	\$111.00	\$37.00	\$37.00	\$37.00	\$37.00	\$0.00	\$74.00	\$0.00	\$421.50
4790 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$166.00	\$0.00	\$0.00	\$0.00	\$0.00	\$166.00
4791 - Storage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14.00	\$14.00	\$0.00	\$0.00	(\$28.00)	\$0.00
<u>Total Administrative Expenses</u>	\$1,205.70	\$530.39	\$435.48	\$1,146.50	\$578.43	\$508.56	\$466.96	\$638.86	\$417.34	\$380.46	\$542.40	\$438.68	\$7,289.76
<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 Reporting	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,332.00	\$0.00	\$4,779.00	\$0.00	\$6,111.00
<u>Total Fixed Expenses</u>	\$10,000.00	\$0.00	\$0.00	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,332.00	\$0.00	\$4,779.00	\$0.00	\$16,171.00
<u>Maintenance Expenses</u>													
4320 - Road Maintenance	\$0.00	\$0.00	\$0.00	\$9,295.00	\$6,100.00	\$9,296.00	\$0.00	\$1,500.00	\$0.00	\$0.00	\$19,475.00	\$500.00	\$46,166.00
<u>Total Maintenance Expenses</u>	\$0.00	\$0.00	\$0.00	\$9,295.00	\$6,100.00	\$9,296.00	\$0.00	\$1,500.00	\$0.00	\$0.00	\$19,475.00	\$500.00	\$46,166.00
 <i>Total Expense</i>	 \$11,205.70	 \$530.39	 \$435.48	 \$10,501.50	 \$6,678.43	 \$9,804.56	 \$466.96	 \$2,138.86	 \$1,749.34	 \$380.46	 \$24,796.40	 \$938.68	 \$69,626.76
 <i>Operating Net Income</i>	 \$34,507.79	 \$15,369.88	 \$9,158.67	 \$8,590.10	 \$1,566.70	 (\$6,955.44)	 \$3,378.54	 \$757.81	 \$1,820.67	 \$3,630.52	 (\$23,837.20)	 \$9,486.00	 \$57,474.04

Entrada Property Owners Association

Income Statement

1/1/2023 - 12/31/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	YTD
Reserve Income													
<u>Reserve Income</u>													
5001 - Reserve Interest Earned	\$1.56	\$2.31	\$2.55	\$2.46	\$2.55	\$2.47	\$2.55	\$2.55	\$2.47	\$2.55	\$2.47	\$2.55	\$29.04
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>	\$10,001.56	\$2.31	\$2.55	\$2.46	\$2.55	\$2.47	\$2.55	\$2.55	\$2.47	\$2.55	\$2.47	\$2.55	\$10,029.04
<i>Total Reserve Income</i>	\$10,001.56	\$2.31	\$2.55	\$2.46	\$2.55	\$2.47	\$2.55	\$2.55	\$2.47	\$2.55	\$2.47	\$2.55	\$10,029.04
Reserve Expense													
<u>Total Reserve Expense</u>	\$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
<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	\$0.00
 Reserve Net Income	 \$10,001.56	 \$2.31	 \$2.55	 \$2.46	 \$2.55	 \$2.47	 \$2.55	 \$2.55	 \$2.47	 \$2.55	 \$2.47	 \$2.55	 \$10,029.04
 Net Income	 \$44,509.35	 \$15,372.19	 \$9,161.22	 \$8,592.56	 \$1,569.25	 (\$6,952.97)	 \$3,381.09	 \$760.36	 \$1,823.14	 \$3,633.07	 (\$23,834.73)	 \$9,488.55	 \$67,503.08