

Financial Report to the Association Manager

Association: **Entrada Property Owners** Report Month: **Apr-2023** Manager: **Claudia** Date: **5/3/2023**

	Finance Manager
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Bank reconciliation in balance	Yes	
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Bank reconciliation in balance	Yes	
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Income comments	No	
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Income comments	No	
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Expenses match check register	#1	
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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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Last month ending balance matches current month beginning balance	Yes	
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Balance sheet in balance	Yes	
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Balance sheet in balance	Yes	
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Reserve transfer made	No	
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Reserve transfer made	No	
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Suspense account at a zero balance	Yes	
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Suspense account at a zero balance	Yes	
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Comments

#1: The difference of (\$155.00) is due to a reversed bank fee GL4751 (\$10) and rebill fees \$165.00.

Approval	Sent To
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Approval	Sent To
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Bookkeeper: Debbie

Finance Manager: Lori B

Manager: Claudia

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

Operating

Last Month Ending Balance	\$ 116,715.80
Total Income-Current Month	\$ 19,091.60
Income from rebill/collections fees	\$ 180.00
Total Expenses-Current Month	\$ 10,501.50
Expense from rebill/collection fees	\$ 165.00
This Month Ending Balance	\$ 125,320.90

Reserve

Last Month Ending Balance	\$ 20,013.16
Total Income-Current Month	\$ 2.46
Total Expenses-Current Month	\$ -
This Month Ending Balance	\$ 20,015.62

Account Balances

Operating Balance - Alliance Bank	\$ 125,320.90
Reserve Balance - Alliance Bank	\$ 20,015.62
Delinquent Assessments	\$ 69,371.31
Prepaid Assessments	\$ 2,735.90

**Entrada Property Owners Association
Fund Balance Sheet
Period Through: 4/30/2023**

Assets

Operating Assets		
1001 - Alliance Bank - Operating	\$125,320.90	
Operating Assets Total	\$125,320.90	
Reserve Assets		
1002 - Alliance Bank - Reserves	\$20,015.62	
Reserve Assets Total	\$20,015.62	
Assets Total		\$145,336.52

Liabilities and Equity

Operating Liability		
1396 - CCM Rebill Fee	\$15.00	
Operating Liability Total	\$15.00	
Operating Retained Earnings	\$57,679.46	
Reserve Retained Earnings	\$10,006.74	
Operating Net Income	\$67,626.44	
Reserve Net Income	\$10,008.88	
Liabilities & Equity Total		\$145,336.52

Entrada Property Owners Association
Budget Comparison Report
4/1/2023 - 4/30/2023

	4/1/2023 - 4/30/2023			1/1/2023 - 4/30/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Operating Income</u>							
3010 - Owner Assessments	\$18,519.03	\$0.00	\$18,519.03	\$95,481.17	\$90,650.00	\$4,831.17	\$90,650.00
3020 - Late Fees & Interest	(\$30.00)	\$0.00	(\$30.00)	\$0.00	\$0.00	\$0.00	\$0.00
3180 - Interest Earned	\$2.57	\$0.00	\$2.57	\$8.56	\$0.00	\$8.56	\$0.00
3999 - Prepaid Income	\$600.00	\$0.00	\$600.00	(\$5,190.22)	\$0.00	(\$5,190.22)	\$0.00
<u>Total Operating Income</u>	\$19,091.60	\$0.00	\$19,091.60	\$90,299.51	\$90,650.00	(\$350.49)	\$90,650.00
Total Income	\$19,091.60	\$0.00	\$19,091.60	\$90,299.51	\$90,650.00	(\$350.49)	\$90,650.00
Expense							
<u>Administrative Expenses</u>							
4705 - Accounting/Tax Preparation	\$400.00	\$175.00	(\$225.00)	\$490.00	\$175.00	(\$315.00)	\$175.00
4710 - Management Fees	\$350.00	\$350.00	\$0.00	\$1,400.00	\$1,400.00	\$0.00	\$4,200.00
4715 - Postage	\$134.76	\$5.00	(\$129.76)	\$136.83	\$20.00	(\$116.83)	\$60.00
4720 - Copies	\$36.36	\$2.50	(\$33.86)	\$38.70	\$10.00	(\$28.70)	\$30.00
4722 - Scanning	\$1.08	\$0.00	(\$1.08)	\$20.52	\$0.00	(\$20.52)	\$0.00
4730 - Statements	\$0.00	\$0.00	\$0.00	\$766.00	\$800.00	\$34.00	\$800.00
4735 - Legal Expense	\$50.00	\$83.33	\$33.33	\$200.00	\$333.32	\$133.32	\$1,000.00
4745 - Office Supplies	\$75.80	\$10.50	(\$65.30)	\$157.52	\$42.00	(\$115.52)	\$126.00
4751 - Bank Fees	\$10.00	\$0.83	(\$9.17)	\$20.00	\$3.32	(\$16.68)	\$10.00
4755 - Meeting Expenses	\$88.50	\$41.67	(\$46.83)	\$88.50	\$166.68	\$78.18	\$500.00
4790 - Miscellaneous	\$0.00	\$25.00	\$25.00	\$0.00	\$100.00	\$100.00	\$300.00
4791 - Storage	\$0.00	\$25.00	\$25.00	\$0.00	\$100.00	\$100.00	\$300.00
<u>Total Administrative Expenses</u>	\$1,146.50	\$718.83	(\$427.67)	\$3,318.07	\$3,150.32	(\$167.75)	\$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	\$10.00	\$0.00	(\$10.00)	\$10.00	\$0.00	(\$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	\$12.50	\$12.50	\$0.00	\$25.00	\$25.00	\$50.00
4030 - Liability/D&O Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,600.00
<u>Total Fixed Expenses</u>	\$60.00	\$182.50	\$122.50	\$10,060.00	\$10,195.00	\$135.00	\$11,830.00
<u>Maintenance Expenses</u>							
4315 - Sign Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
4320 - Road Maintenance	\$9,295.00	\$5,000.00	(\$4,295.00)	\$9,295.00	\$20,000.00	\$10,705.00	\$60,000.00
<u>Total Maintenance Expenses</u>	\$9,295.00	\$5,083.33	(\$4,211.67)	\$9,295.00	\$20,333.32	\$11,038.32	\$61,000.00
Total Expense	\$10,501.50	\$5,984.66	(\$4,516.84)	\$22,673.07	\$33,678.64	\$11,005.57	\$80,331.00
Operating Net Income	\$8,590.10	(\$5,984.66)	\$14,574.76	\$67,626.44	\$56,971.36	\$10,655.08	\$10,319.00
Reserve Income							
<u>Reserve Income</u>							
5001 - Reserve Interest Earned	\$2.46	\$0.00	\$2.46	\$8.88	\$0.00	\$8.88	\$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>	\$2.46	\$0.00	\$2.46	\$10,008.88	\$0.00	\$10,008.88	\$0.00

Entrada Property Owners Association
Budget Comparison Report
4/1/2023 - 4/30/2023

	4/1/2023 - 4/30/2023			1/1/2023 - 4/30/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Reserve Income	\$2.46	\$0.00	\$2.46	\$10,008.88	\$0.00	\$10,008.88	\$0.00
Reserve Net Income	\$2.46	\$0.00	\$2.46	\$10,008.88	\$0.00	\$10,008.88	\$0.00
Net Income	\$8,592.56	(\$5,984.66)	\$14,577.22	\$77,635.32	\$56,971.36	\$20,663.96	\$10,319.00

**Entrada Property Owners Association
Cash Flow Statement
4/1/2023 - 4/30/2023**

Total Cash on Hand 4/1/2023: \$136,728.96

Account	Beginning Balance	Increase	Decrease	Ending Balance	Net Change
1001 - Alliance Bank - Operating	\$116,715.80	\$19,261.60	\$10,656.50	\$125,320.90	\$8,605.10
1002 - Alliance Bank - Reserves	\$20,013.16	\$2.46	\$0.00	\$20,015.62	\$2.46

Total Net Change 4/1/2023 - 4/30/2023: \$8,607.56

Total Cash on Hand 4/30/2023: \$145,336.52

Entrada Property Owners Association
Income Statement
1/1/2023 - 4/30/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	YTD
Income					
<u>Operating Income</u>					
3010 - Owner Assessments	\$52,637.96	\$15,748.34	\$8,575.84	\$18,519.03	\$95,481.17
3020 - Late Fees & Interest	\$0.00	\$0.00	\$30.00	(\$30.00)	\$0.00
3180 - Interest Earned	\$1.65	\$1.93	\$2.41	\$2.57	\$8.56
3999 - Prepaid Income	(\$6,926.12)	\$150.00	\$985.90	\$600.00	(\$5,190.22)
<u>Total Operating Income</u>	<u>\$45,713.49</u>	<u>\$15,900.27</u>	<u>\$9,594.15</u>	<u>\$19,091.60</u>	<u>\$90,299.51</u>
<i>Total Income</i>	\$45,713.49	\$15,900.27	\$9,594.15	\$19,091.60	\$90,299.51
Expense					
<u>Administrative Expenses</u>					
4705 - Accounting/Tax Preparation	\$0.00	\$90.00	\$0.00	\$400.00	\$490.00
4710 - Management Fees	\$350.00	\$350.00	\$350.00	\$350.00	\$1,400.00
4715 - Postage	\$0.00	\$2.07	\$0.00	\$134.76	\$136.83
4720 - Copies	\$2.34	\$0.00	\$0.00	\$36.36	\$38.70
4722 - Scanning	\$4.86	\$0.00	\$14.58	\$1.08	\$20.52
4730 - Statements	\$764.00	\$2.00	\$0.00	\$0.00	\$766.00
4735 - Legal Expense	\$50.00	\$50.00	\$50.00	\$50.00	\$200.00
4745 - Office Supplies	\$24.50	\$36.32	\$20.90	\$75.80	\$157.52
4751 - Bank Fees	\$10.00	\$0.00	\$0.00	\$10.00	\$20.00
4755 - Meeting Expenses	\$0.00	\$0.00	\$0.00	\$88.50	\$88.50
<u>Total Administrative Expenses</u>	<u>\$1,205.70</u>	<u>\$530.39</u>	<u>\$435.48</u>	<u>\$1,146.50</u>	<u>\$3,318.07</u>
<u>Fixed Expenses</u>					
4011 - Reserve Transfers	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00
4015 - ACC Reporting	\$0.00	\$0.00	\$0.00	\$10.00	\$10.00
4020 - Income Taxes - State/Federal	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
<u>Total Fixed Expenses</u>	<u>\$10,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$60.00</u>	<u>\$10,060.00</u>
<u>Maintenance Expenses</u>					
4320 - Road Maintenance	\$0.00	\$0.00	\$0.00	\$9,295.00	\$9,295.00
<u>Total Maintenance Expenses</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$9,295.00</u>	<u>\$9,295.00</u>
<i>Total Expense</i>	\$11,205.70	\$530.39	\$435.48	\$10,501.50	\$22,673.07
Operating Net Income	\$34,507.79	\$15,369.88	\$9,158.67	\$8,590.10	\$67,626.44
Reserve Income					
<u>Reserve Income</u>					
5001 - Reserve Interest Earned	\$1.56	\$2.31	\$2.55	\$2.46	\$8.88
5005 - Reserve Contribution	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00

Entrada Property Owners Association
Income Statement
1/1/2023 - 4/30/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	YTD
<u>Total Reserve Income</u>	\$10,001.56	\$2.31	\$2.55	\$2.46	\$10,008.88
<i>Total Reserve Income</i>	\$10,001.56	\$2.31	\$2.55	\$2.46	\$10,008.88
Reserve Expense					
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Net Income	\$10,001.56	\$2.31	\$2.55	\$2.46	\$10,008.88
Net Income	\$44,509.35	\$15,372.19	\$9,161.22	\$8,592.56	\$77,635.32