

Financial Report to the Association Manager
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Association: <b>Entrada Property Owners</b>	Report Month: <b>Jul-2023</b>	Manager: <b>Kathy</b>	Date: <b>8/2/2023</b>
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Finance Manager

Bank reconciliation in balance

Yes	
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Income comments

No	
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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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Balance sheet in balance

Yes	
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Reserve transfer made

No	
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Suspense account at a zero balance

Yes	
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Comments

#1: The difference of \$40 is due to rebill/processing fees.

Approval	
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Approval	Sent To
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Bookkeeper: Debbie

Finance Manager: Lori B

Manager: Kathy

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

**Operating**

Last Month Ending Balance	\$	119,957.16
Total Income-Current Month	\$	3,845.50
Income from rebill/collections fees	\$	15.00
Total Expenses-Current Month	\$	466.96
Expense from rebill/collection fees	\$	40.00
This Month Ending Balance	\$	123,310.70

**Reserve**

Last Month Ending Balance	\$	20,020.64
Total Income-Current Month	\$	2.55
Total Expenses-Current Month	\$	-
This Month Ending Balance	\$	20,023.19

**Account Balances**

Operating Balance - Alliance Bank	\$	123,310.70
Reserve Balance - Alliance Bank	\$	20,023.19
Delinquent Assessments	\$	55,013.94
Prepaid Assessments	\$	3,475.34

**Entrada Property Owners Association  
Fund Balance Sheet  
Period Through: 7/31/2023**

**Assets**

Operating Assets		
1001 - Alliance Bank - Operating	\$123,310.70	
Operating Assets Total	<b>\$123,310.70</b>	
Reserve Assets		
1002 - Alliance Bank - Reserves	\$20,023.19	
Reserve Assets Total	<b>\$20,023.19</b>	
Assets Total		<b>\$143,333.89</b>

**Liabilities and Equity**

Operating Liability		
1396 - CCM Rebill Fee	\$15.00	
Operating Liability Total	<b>\$15.00</b>	
Operating Retained Earnings	<b>\$57,679.46</b>	
Reserve Retained Earnings	<b>\$10,006.74</b>	
Operating Net Income	\$65,616.24	
Reserve Net Income	\$10,016.45	
Liabilities & Equity Total		<b>\$143,333.89</b>

**Entrada Property Owners Association**  
**Budget Comparison Report**  
**7/1/2023 - 7/31/2023**

	7/1/2023 - 7/31/2023			1/1/2023 - 7/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Operating Income</u>							
3010 - Owner Assessments	\$3,842.92	\$0.00	\$3,842.92	\$109,673.54	\$90,650.00	\$19,023.54	\$90,650.00
3180 - Interest Earned	\$2.58	\$0.00	\$2.58	\$16.50	\$0.00	\$16.50	\$0.00
3999 - Prepaid Income	\$0.00	\$0.00	\$0.00	(\$4,450.78)	\$0.00	(\$4,450.78)	\$0.00
<u>Total Operating Income</u>	\$3,845.50	\$0.00	\$3,845.50	\$105,239.26	\$90,650.00	\$14,589.26	\$90,650.00
<b>Total Income</b>	\$3,845.50	\$0.00	\$3,845.50	\$105,239.26	\$90,650.00	\$14,589.26	\$90,650.00
<b>Expense</b>							
<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	\$2,450.00	\$2,450.00	\$0.00	\$4,200.00
4715 - Postage	\$2.90	\$5.00	\$2.10	\$142.62	\$35.00	(\$107.62)	\$60.00
4720 - Copies	\$0.36	\$2.50	\$2.14	\$47.34	\$17.50	(\$29.84)	\$30.00
4722 - Scanning	\$0.00	\$0.00	\$0.00	\$67.14	\$0.00	(\$67.14)	\$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	\$350.00	\$583.31	\$233.31	\$1,000.00
4745 - Office Supplies	\$26.70	\$10.50	(\$16.20)	\$245.42	\$73.50	(\$171.92)	\$126.00
4751 - Bank Fees	\$0.00	\$0.83	\$0.83	\$40.00	\$5.81	(\$34.19)	\$10.00
4755 - Meeting Expenses	\$37.00	\$41.67	\$4.67	\$273.50	\$291.69	\$18.19	\$500.00
4790 - Miscellaneous	\$0.00	\$25.00	\$25.00	\$0.00	\$175.00	\$175.00	\$300.00
4791 - Storage	\$0.00	\$25.00	\$25.00	\$0.00	\$175.00	\$175.00	\$300.00
<u>Total Administrative Expenses</u>	\$466.96	\$543.83	\$76.87	\$4,872.02	\$4,781.81	(\$90.21)	\$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	\$12.50	\$12.50	\$0.00	\$37.50	\$37.50	\$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>	\$0.00	\$12.50	\$12.50	\$10,060.00	\$10,217.50	\$157.50	\$11,830.00
<u>Maintenance Expenses</u>							
4315 - Sign Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$583.31	\$583.31	\$1,000.00
4320 - Road Maintenance	\$0.00	\$5,000.00	\$5,000.00	\$24,691.00	\$35,000.00	\$10,309.00	\$60,000.00
<u>Total Maintenance Expenses</u>	\$0.00	\$5,083.33	\$5,083.33	\$24,691.00	\$35,583.31	\$10,892.31	\$61,000.00
<b>Total Expense</b>	\$466.96	\$5,639.66	\$5,172.70	\$39,623.02	\$50,582.62	\$10,959.60	\$80,331.00
Operating Net Income	\$3,378.54	(\$5,639.66)	\$9,018.20	\$65,616.24	\$40,067.38	\$25,548.86	\$10,319.00
<b>Reserve Income</b>							
<u>Reserve Income</u>							
5001 - Reserve Interest Earned	\$2.55	\$0.00	\$2.55	\$16.45	\$0.00	\$16.45	\$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	\$10,016.45	\$0.00	\$10,016.45	\$0.00
<b>Total Reserve Income</b>	\$2.55	\$0.00	\$2.55	\$10,016.45	\$0.00	\$10,016.45	\$0.00

**Entrada Property Owners Association**  
**Budget Comparison Report**  
**7/1/2023 - 7/31/2023**

	7/1/2023 - 7/31/2023			1/1/2023 - 7/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Reserve Net Income	\$2.55	\$0.00	\$2.55	\$10,016.45	\$0.00	\$10,016.45	\$0.00
Net Income	\$3,381.09	(\$5,639.66)	\$9,020.75	\$75,632.69	\$40,067.38	\$35,565.31	\$10,319.00

**Entrada Property Owners Association  
Cash Flow Statement  
7/1/2023 - 7/31/2023**

					<b>Total Cash on Hand 7/1/2023:</b>	<b>\$139,977.80</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	\$119,957.16	\$3,860.50	\$506.96	\$123,310.70	\$3,353.54	
1002 - Alliance Bank - Reserves	\$20,020.64	\$2.55	\$0.00	\$20,023.19	\$2.55	
					<b>Total Net Change 7/1/2023 - 7/31/2023:</b>	<b>\$3,356.09</b>
					<b>Total Cash on Hand 7/31/2023:</b>	<b>\$143,333.89</b>

**1/1/2023 - 7/31/2023**

## Reserve Income

# Entrada Property Owners Association

## Income Statement

1/1/2023 - 7/31/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	YTD
<b><u>Reserve Income</u></b>								
5001 - Reserve Interest Earned	\$1.56	\$2.31	\$2.55	\$2.46	\$2.55	\$2.47	\$2.55	\$16.45
5005 - Reserve Contribution	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
<b><u>Total Reserve Income</u></b>	<b>\$10,001.56</b>	<b>\$2.31</b>	<b>\$2.55</b>	<b>\$2.46</b>	<b>\$2.55</b>	<b>\$2.47</b>	<b>\$2.55</b>	<b>\$10,016.45</b>
<i>Total Reserve Income</i>	\$10,001.56	\$2.31	\$2.55	\$2.46	\$2.55	\$2.47	\$2.55	\$10,016.45
<b><u>Reserve Expense</u></b>								
<i>Total Reserve Expense</i>	\$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	 \$10,016.45
 Net Income	 \$44,509.35	 \$15,372.19	 \$9,161.22	 \$8,592.56	 \$1,569.25	 (\$6,952.97)	 \$3,381.09	 \$75,632.69