

Financial Report to the Association Manager
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Association: <b>Entrada Property Owners</b>	Report Month: <b>Aug-2023</b>	Manager: <b>Kathy</b>	Date: <b>9/5/2023</b>
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	Finance Manager
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Bank reconciliation in balance

Yes	
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Income comments

No	
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Expenses match check register

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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Reserve transfer made

No	
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Suspense account at a zero balance

Yes	
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Comments

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[illegible]

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Approval	Sent To
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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  
August 2023**

**Operating**

Last Month Ending Balance	\$	123,310.70
Total Income-Current Month	\$	2,896.67
Income from rebill/collections fees	\$	55.00
Total Expenses-Current Month	\$	2,138.86
Expense from rebill/collection fees	\$	15.00
This Month Ending Balance	\$	124,108.51

**Reserve**

Last Month Ending Balance	\$	20,023.19
Total Income-Current Month	\$	2.55
Total Expenses-Current Month	\$	-
This Month Ending Balance	\$	20,025.74

**Account Balances**

Operating Balance - Alliance Bank	\$	124,108.51
Reserve Balance - Alliance Bank	\$	20,025.74
Delinquent Assessments	\$	52,319.91
Prepaid Assessments	\$	3,680.34

**Entrada Property Owners Association  
Fund Balance Sheet  
Period Through: 8/31/2023**

**Assets**

Operating Assets

1001 - Alliance Bank - Operating

\$124,108.51

Operating Assets Total

**\$124,108.51**

Reserve Assets

1002 - Alliance Bank - Reserves

\$20,025.74

Reserve Assets Total

**\$20,025.74**

Assets Total

**\$144,134.25**

**Liabilities and Equity**

Operating Liability

1394 - CCM Processing Fee

\$25.00

1396 - CCM Rebill Fee

\$30.00

Operating Liability Total

**\$55.00**

Operating Retained Earnings

**\$57,679.46**

Reserve Retained Earnings

**\$10,006.74**

Operating Net Income

\$66,374.05

Reserve Net Income

\$10,019.00

Liabilities & Equity Total

**\$144,134.25**

**Entrada Property Owners Association**  
**Budget Comparison Report**  
**8/1/2023 - 8/31/2023**

	8/1/2023 - 8/31/2023			1/1/2023 - 8/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Operating Income</u>							
3010 - Owner Assessments	\$2,689.03	\$0.00	\$2,689.03	\$112,362.57	\$90,650.00	\$21,712.57	\$90,650.00
3180 - Interest Earned	\$2.64	\$0.00	\$2.64	\$19.14	\$0.00	\$19.14	\$0.00
3999 - Prepaid Income	\$205.00	\$0.00	\$205.00	(\$4,245.78)	\$0.00	(\$4,245.78)	\$0.00
<u>Total Operating Income</u>	\$2,896.67	\$0.00	\$2,896.67	\$108,135.93	\$90,650.00	\$17,485.93	\$90,650.00
<b>Total Income</b>	\$2,896.67	\$0.00	\$2,896.67	\$108,135.93	\$90,650.00	\$17,485.93	\$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	\$2,800.00	\$2,800.00	\$0.00	\$4,200.00
4715 - Postage	\$0.00	\$5.00	\$5.00	\$142.62	\$40.00	(\$102.62)	\$60.00
4720 - Copies	\$0.36	\$2.50	\$2.14	\$47.70	\$20.00	(\$27.70)	\$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	\$400.00	\$666.64	\$266.64	\$1,000.00
4745 - Office Supplies	\$11.50	\$10.50	(\$1.00)	\$256.92	\$84.00	(\$172.92)	\$126.00
4751 - Bank Fees	\$10.00	\$0.83	(\$9.17)	\$50.00	\$6.64	(\$43.36)	\$10.00
4755 - Meeting Expenses	\$37.00	\$41.67	\$4.67	\$310.50	\$333.36	\$22.86	\$500.00
4790 - Miscellaneous	\$166.00	\$25.00	(\$141.00)	\$166.00	\$200.00	\$34.00	\$300.00
4791 - Storage	\$14.00	\$25.00	\$11.00	\$14.00	\$200.00	\$186.00	\$300.00
<u>Total Administrative Expenses</u>	\$638.86	\$543.83	(\$95.03)	\$5,510.88	\$5,325.64	(\$185.24)	\$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	\$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	\$0.00	\$0.00	\$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	\$666.64	\$666.64	\$1,000.00
4320 - Road Maintenance	\$1,500.00	\$5,000.00	\$3,500.00	\$26,191.00	\$40,000.00	\$13,809.00	\$60,000.00
<u>Total Maintenance Expenses</u>	\$1,500.00	\$5,083.33	\$3,583.33	\$26,191.00	\$40,666.64	\$14,475.64	\$61,000.00
<b>Total Expense</b>	\$2,138.86	\$5,627.16	\$3,488.30	\$41,761.88	\$56,209.78	\$14,447.90	\$80,331.00
Operating Net Income	\$757.81	(\$5,627.16)	\$6,384.97	\$66,374.05	\$34,440.22	\$31,933.83	\$10,319.00
<b>Reserve Income</b>							
<u>Reserve Income</u>							
5001 - Reserve Interest Earned	\$2.55	\$0.00	\$2.55	\$19.00	\$0.00	\$19.00	\$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	\$10,019.00	\$0.00	\$10,019.00	\$0.00
<b>Total Reserve Income</b>	\$2.55	\$0.00	\$2.55	\$10,019.00	\$0.00	\$10,019.00	\$0.00

**Entrada Property Owners Association**  
**Budget Comparison Report**  
**8/1/2023 - 8/31/2023**

	8/1/2023 - 8/31/2023			1/1/2023 - 8/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Reserve Net Income	\$2.55	\$0.00	\$2.55	\$10,019.00	\$0.00	\$10,019.00	\$0.00
Net Income	\$760.36	(\$5,627.16)	\$6,387.52	\$76,393.05	\$34,440.22	\$41,952.83	\$10,319.00

**Entrada Property Owners Association  
Cash Flow Statement  
8/1/2023 - 8/31/2023**

**Total Cash on Hand 8/1/2023:      \$143,333.89**

<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	\$123,310.70	\$3,971.67	\$3,173.86	\$124,108.51	\$797.81
1002 - Alliance Bank - Reserves	\$20,023.19	\$2.55	\$0.00	\$20,025.74	\$2.55

**Total Net Change 8/1/2023 - 8/31/2023:      \$800.36**

**Total Cash on Hand 8/31/2023:      \$144,134.25**

**Entrada Property Owners Association**  
**Income Statement**  
**1/1/2023 - 8/31/2023**

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	YTD
<b>Income</b>									
<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	\$112,362.57
3020 - Late Fees & Interest	\$0.00	\$0.00	\$30.00	(\$30.00)	\$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	\$19.14
3999 - Prepaid Income	(\$6,926.12)	\$150.00	\$985.90	\$600.00	\$579.44	\$160.00	\$0.00	\$205.00	(\$4,245.78)
<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	\$108,135.93
<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	\$108,135.93
<b>Expense</b>									
<u>Administrative Expenses</u>									
4705 - Accounting/Tax Preparation	\$0.00	\$90.00	\$0.00	\$400.00	\$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	\$2,800.00
4715 - Postage	\$0.00	\$2.07	\$0.00	\$134.76	\$2.17	\$0.72	\$2.90	\$0.00	\$142.62
4720 - Copies	\$2.34	\$0.00	\$0.00	\$36.36	\$7.74	\$0.54	\$0.36	\$0.36	\$47.70
4722 - Scanning	\$4.86	\$0.00	\$14.58	\$1.08	\$15.12	\$31.50	\$0.00	\$0.00	\$67.14
4730 - Statements	\$764.00	\$2.00	\$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	\$400.00
4745 - Office Supplies	\$24.50	\$36.32	\$20.90	\$75.80	\$32.40	\$28.80	\$26.70	\$11.50	\$256.92
4751 - Bank Fees	\$10.00	\$0.00	\$0.00	\$10.00	\$10.00	\$10.00	\$0.00	\$10.00	\$50.00
4755 - Meeting Expenses	\$0.00	\$0.00	\$0.00	\$88.50	\$111.00	\$37.00	\$37.00	\$37.00	\$310.50
4790 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$166.00	\$166.00
4791 - Storage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14.00	\$14.00
<u>Total Administrative Expenses</u>	\$1,205.70	\$530.39	\$435.48	\$1,146.50	\$578.43	\$508.56	\$466.96	\$638.86	\$5,510.88
<u>Fixed Expenses</u>									
4011 - Reserve Transfers	\$10,000.00	\$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	\$10.00
4020 - Income Taxes - State/Federal	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
<u>Total Fixed Expenses</u>	\$10,000.00	\$0.00	\$0.00	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,060.00
<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	\$26,191.00
<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	\$26,191.00

# Entrada Property Owners Association

## Income Statement

1/1/2023 - 8/31/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	YTD
<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	\$41,761.88
<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	\$66,374.05
<b>Reserve Income</b>									
<u>Reserve Income</u>									
5001 - Reserve Interest Earned	\$1.56	\$2.31	\$2.55	\$2.46	\$2.55	\$2.47	\$2.55	\$2.55	\$19.00
5005 - Reserve Contribution	\$10,000.00	\$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	\$10,019.00
<i>Total Reserve Income</i>	\$10,001.56	\$2.31	\$2.55	\$2.46	\$2.55	\$2.47	\$2.55	\$2.55	\$10,019.00
<b>Reserve Expense</b>									
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<i>Reserve Net Income</i>	\$10,001.56	\$2.31	\$2.55	\$2.46	\$2.55	\$2.47	\$2.55	\$2.55	\$10,019.00
<i>Net Income</i>	\$44,509.35	\$15,372.19	\$9,161.22	\$8,592.56	\$1,569.25	(\$6,952.97)	\$3,381.09	\$760.36	\$76,393.05