

Financial Report to the Association Manager
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Association: **Entrada Property Owners** Report Month: **Sep-2023** Manager: **Michael** Date: **10/2/2023**

	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 \$165 is due to rebill/processing fees \$55, HO refund \$60 and voided ck#100009 \$50.

Approval	Sent To
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Approval	Sent To
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Bookkeeper: Debbie

Finance Manager: Lori B

Manager: Michael

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

**Operating**

Last Month Ending Balance	\$ 124,108.51
Total Income-Current Month	\$ 3,570.01
Income from rebill/collections fees	\$ 15.01
Total Expenses-Current Month	\$ 1,749.34
Expense from rebill/collection fees	\$ 55.00
This Month Ending Balance	\$ 125,889.19

**Reserve**

Last Month Ending Balance	\$ 20,025.74
Total Income-Current Month	\$ 2.47
Total Expenses-Current Month	\$ -
This Month Ending Balance	\$ 20,028.21

**Account Balances**

Operating Balance - Alliance Bank	\$ 125,889.19
Reserve Balance - Alliance Bank	\$ 20,028.21
Delinquent Assessments	\$ 49,317.48
Prepaid Assessments	\$ 4,260.34

**Entrada Property Owners Association  
Fund Balance Sheet  
Period Through: 9/30/2023**

**Assets**

Operating Assets	
1001 - Alliance Bank - Operating	\$125,889.19
Operating Assets Total	<b>\$125,889.19</b>

Reserve Assets	
1002 - Alliance Bank - Reserves	\$20,028.21
Reserve Assets Total	<b>\$20,028.21</b>

Assets Total		<b>\$145,917.40</b>
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**Liabilities and Equity**

Operating Liability	
1396 - CCM Rebill Fee	\$15.01
Operating Liability Total	<b>\$15.01</b>

Operating Retained Earnings	<b>\$57,679.46</b>
Reserve Retained Earnings	<b>\$10,006.74</b>

Operating Net Income	\$68,194.72
Reserve Net Income	\$10,021.47

Liabilities & Equity Total		<b>\$145,917.40</b>
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**Entrada Property Owners Association**  
**Budget Comparison Report**  
**9/1/2023 - 9/30/2023**

	9/1/2023 - 9/30/2023			1/1/2023 - 9/30/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Operating Income</u>							
3010 - Owner Assessments	\$2,987.42	\$0.00	\$2,987.42	\$115,349.99	\$90,650.00	\$24,699.99	\$90,650.00
3180 - Interest Earned	\$2.59	\$0.00	\$2.59	\$21.73	\$0.00	\$21.73	\$0.00
3999 - Prepaid Income	\$580.00	\$0.00	\$580.00	(\$3,665.78)	\$0.00	(\$3,665.78)	\$0.00
<u>Total Operating Income</u>	\$3,570.01	\$0.00	\$3,570.01	\$111,705.94	\$90,650.00	\$21,055.94	\$90,650.00
<b>Total Income</b>	\$3,570.01	\$0.00	\$3,570.01	\$111,705.94	\$90,650.00	\$21,055.94	\$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	\$3,150.00	\$3,150.00	\$0.00	\$4,200.00
4715 - Postage	\$0.00	\$5.00	\$5.00	\$142.62	\$45.00	(\$97.62)	\$60.00
4720 - Copies	\$0.72	\$2.50	\$1.78	\$48.42	\$22.50	(\$25.92)	\$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	\$0.00	\$83.33	\$83.33	\$400.00	\$749.97	\$349.97	\$1,000.00
4745 - Office Supplies	\$15.62	\$10.50	(\$5.12)	\$272.54	\$94.50	(\$178.04)	\$126.00
4751 - Bank Fees	\$0.00	\$0.83	\$0.83	\$50.00	\$7.47	(\$42.53)	\$10.00
4755 - Meeting Expenses	\$37.00	\$41.67	\$4.67	\$347.50	\$375.03	\$27.53	\$500.00
4790 - Miscellaneous	\$0.00	\$25.00	\$25.00	\$166.00	\$225.00	\$59.00	\$300.00
4791 - Storage	\$14.00	\$25.00	\$11.00	\$28.00	\$225.00	\$197.00	\$300.00
<u>Total Administrative Expenses</u>	\$417.34	\$543.83	\$126.49	\$5,928.22	\$5,869.47	(\$58.75)	\$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	\$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	\$1,332.00	\$0.00	(\$1,332.00)	\$1,332.00	\$0.00	(\$1,332.00)	\$1,600.00
<u>Total Fixed Expenses</u>	\$1,332.00	\$0.00	(\$1,332.00)	\$11,392.00	\$10,217.50	(\$1,174.50)	\$11,830.00
<u>Maintenance Expenses</u>							
4315 - Sign Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$1,000.00
4320 - Road Maintenance	\$0.00	\$5,000.00	\$5,000.00	\$26,191.00	\$45,000.00	\$18,809.00	\$60,000.00
<u>Total Maintenance Expenses</u>	\$0.00	\$5,083.33	\$5,083.33	\$26,191.00	\$45,749.97	\$19,558.97	\$61,000.00
<b>Total Expense</b>	\$1,749.34	\$5,627.16	\$3,877.82	\$43,511.22	\$61,836.94	\$18,325.72	\$80,331.00
Operating Net Income	\$1,820.67	(\$5,627.16)	\$7,447.83	\$68,194.72	\$28,813.06	\$39,381.66	\$10,319.00
<b>Reserve Income</b>							
<u>Reserve Income</u>							
5001 - Reserve Interest Earned	\$2.47	\$0.00	\$2.47	\$21.47	\$0.00	\$21.47	\$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>	\$2.47	\$0.00	\$2.47	\$10,021.47	\$0.00	\$10,021.47	\$0.00
<b>Total Reserve Income</b>	\$2.47	\$0.00	\$2.47	\$10,021.47	\$0.00	\$10,021.47	\$0.00

**Entrada Property Owners Association**  
**Budget Comparison Report**  
**9/1/2023 - 9/30/2023**

	9/1/2023 - 9/30/2023			1/1/2023 - 9/30/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Reserve Net Income	\$2.47	\$0.00	\$2.47	\$10,021.47	\$0.00	\$10,021.47	\$0.00
Net Income	\$1,823.14	(\$5,627.16)	\$7,450.30	\$78,216.19	\$28,813.06	\$49,403.13	\$10,319.00

**Entrada Property Owners Association  
Cash Flow Statement  
9/1/2023 - 9/30/2023**

					<b>Total Cash on Hand 9/1/2023:</b>	<b>\$144,134.25</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	\$124,108.51	\$3,695.02	\$1,914.34	\$125,889.19	\$1,780.68	
1002 - Alliance Bank - Reserves	\$20,025.74	\$2.47	\$0.00	\$20,028.21	\$2.47	
					<b>Total Net Change 9/1/2023 - 9/30/2023:</b>	<b>\$1,783.15</b>
					<b>Total Cash on Hand 9/30/2023:</b>	<b>\$145,917.40</b>

**Entrada Property Owners Association**  
**Income Statement**  
**1/1/2023 - 9/30/2023**

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 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	\$2,987.42	\$115,349.99
3020 - Late Fees & Interest	\$0.00	\$0.00	\$30.00	(\$30.00)	\$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	\$21.73
3999 - Prepaid Income	(\$6,926.12)	\$150.00	\$985.90	\$600.00	\$579.44	\$160.00	\$0.00	\$205.00	\$580.00	(\$3,665.78)
<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	\$3,570.01	\$111,705.94
<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	\$111,705.94
<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	\$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	\$3,150.00
4715 - Postage	\$0.00	\$2.07	\$0.00	\$134.76	\$2.17	\$0.72	\$2.90	\$0.00	\$0.00	\$142.62
4720 - Copies	\$2.34	\$0.00	\$0.00	\$36.36	\$7.74	\$0.54	\$0.36	\$0.36	\$0.72	\$48.42
4722 - Scanning	\$4.86	\$0.00	\$14.58	\$1.08	\$15.12	\$31.50	\$0.00	\$0.00	\$0.00	\$67.14
4730 - Statements	\$764.00	\$2.00	\$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	\$400.00
4745 - Office Supplies	\$24.50	\$36.32	\$20.90	\$75.80	\$32.40	\$28.80	\$26.70	\$11.50	\$15.62	\$272.54
4751 - Bank Fees	\$10.00	\$0.00	\$0.00	\$10.00	\$10.00	\$10.00	\$0.00	\$10.00	\$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	\$347.50
4790 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$166.00	\$0.00	\$166.00
4791 - Storage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14.00	\$14.00	\$28.00
<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	\$5,928.22
<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	\$10,000.00
4015 - ACC Reporting	\$0.00	\$0.00	\$0.00	\$10.00	\$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	\$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	\$1,332.00

# Entrada Property Owners Association

## Income Statement

1/1/2023 - 9/30/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	YTD
<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	\$11,392.00
<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	\$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	\$0.00	\$26,191.00
<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	\$43,511.22
<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	\$68,194.72
<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	\$2.47	\$21.47
5005 - Reserve Contribution	\$10,000.00	\$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	\$10,021.47
<i>Total Reserve Income</i>	\$10,001.56	\$2.31	\$2.55	\$2.46	\$2.55	\$2.47	\$2.55	\$2.55	\$2.47	\$10,021.47
<b>Reserve Expense</b>										
<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
<i>Reserve Net Income</i>	\$10,001.56	\$2.31	\$2.55	\$2.46	\$2.55	\$2.47	\$2.55	\$2.55	\$2.47	\$10,021.47
<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	\$1,823.14	\$78,216.19