

Financial Report to the Association Manager
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Association: <b>Entrada Property Owners</b>	Report Month: <b>Nov-2023</b>	Manager: <b>Michael</b>	Date: <b>12/4/2023</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

#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 \$165.01 is due to CCM fees.

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  
November 2023**

**Operating**

Last Month Ending Balance	\$	129,669.71
Total Income-Current Month	\$	959.20
Income from rebill/collections fees	\$	-
Total Expenses-Current Month	\$	24,796.40
Expense from rebill/collection fees	\$	165.01
This Month Ending Balance	\$	105,667.50

**Reserve**

Last Month Ending Balance	\$	20,030.76
Total Income-Current Month	\$	2.47
Total Expenses-Current Month	\$	-
This Month Ending Balance	\$	20,033.23

**Account Balances**

Operating Balance - Alliance Bank	\$	105,667.50
Reserve Balance - Alliance Bank	\$	20,033.23
Delinquent Assessments	\$	45,527.54
Prepaid Assessments	\$	5,600.34

**Entrada Property Owners Association  
Fund Balance Sheet  
Period Through: 11/30/2023**

**Assets**

Operating Assets	
1001 - Alliance Bank - Operating	\$105,667.50
Operating Assets Total	<b>\$105,667.50</b>

Reserve Assets	
1002 - Alliance Bank - Reserves	\$20,033.23
Reserve Assets Total	<b>\$20,033.23</b>

Assets Total		<b>\$125,700.73</b>
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**Liabilities and Equity**

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

Operating Net Income	\$47,988.04
Reserve Net Income	\$10,026.49

Liabilities & Equity Total		<b>\$125,700.73</b>
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**Entrada Property Owners Association**  
**Budget Comparison Report**  
**11/1/2023 - 11/30/2023**

	11/1/2023 - 11/30/2023			1/1/2023 - 11/30/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Operating Income</u>							
3010 - Owner Assessments	\$341.67	\$0.00	\$341.67	\$118,974.93	\$90,650.00	\$28,324.93	\$90,650.00
3180 - Interest Earned	\$2.53	\$0.00	\$2.53	\$26.97	\$0.00	\$26.97	\$0.00
3999 - Prepaid Income	\$615.00	\$0.00	\$615.00	(\$2,325.78)	\$0.00	(\$2,325.78)	\$0.00
<u>Total Operating Income</u>	\$959.20	\$0.00	\$959.20	\$116,676.12	\$90,650.00	\$26,026.12	\$90,650.00
<b>Total Income</b>	\$959.20	\$0.00	\$959.20	\$116,676.12	\$90,650.00	\$26,026.12	\$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	\$3,850.00	\$3,850.00	\$0.00	\$4,200.00
4715 - Postage	\$0.00	\$5.00	\$5.00	\$143.38	\$55.00	(\$88.38)	\$60.00
4720 - Copies	\$0.18	\$2.50	\$2.32	\$48.96	\$27.50	(\$21.46)	\$30.00
4722 - Scanning	\$0.72	\$0.00	(\$0.72)	\$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	\$100.00	\$83.33	(\$16.67)	\$500.00	\$916.63	\$416.63	\$1,000.00
4745 - Office Supplies	\$17.50	\$10.50	(\$7.00)	\$318.84	\$115.50	(\$203.34)	\$126.00
4751 - Bank Fees	\$0.00	\$0.83	\$0.83	\$50.00	\$9.13	(\$40.87)	\$10.00
4755 - Meeting Expenses	\$74.00	\$41.67	(\$32.33)	\$421.50	\$458.37	\$36.87	\$500.00
4790 - Miscellaneous	\$0.00	\$25.00	\$25.00	\$166.00	\$275.00	\$109.00	\$300.00
4791 - Storage	\$0.00	\$25.00	\$25.00	\$28.00	\$275.00	\$247.00	\$300.00
<u>Total Administrative Expenses</u>	\$542.40	\$543.83	\$1.43	\$6,851.08	\$6,957.13	\$106.05	\$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	\$4,779.00	\$0.00	(\$4,779.00)	\$6,111.00	\$1,600.00	(\$4,511.00)	\$1,600.00
<u>Total Fixed Expenses</u>	\$4,779.00	\$0.00	(\$4,779.00)	\$16,171.00	\$11,830.00	(\$4,341.00)	\$11,830.00
<u>Maintenance Expenses</u>							
4315 - Sign Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00
4320 - Road Maintenance	\$19,475.00	\$5,000.00	(\$14,475.00)	\$45,666.00	\$55,000.00	\$9,334.00	\$60,000.00
<u>Total Maintenance Expenses</u>	\$19,475.00	\$5,083.33	(\$14,391.67)	\$45,666.00	\$55,916.63	\$10,250.63	\$61,000.00
<b>Total Expense</b>	\$24,796.40	\$5,627.16	(\$19,169.24)	\$68,688.08	\$74,703.76	\$6,015.68	\$80,331.00
Operating Net Income	(\$23,837.20)	(\$5,627.16)	(\$18,210.04)	\$47,988.04	\$15,946.24	\$32,041.80	\$10,319.00
<b>Reserve Income</b>							
<u>Reserve Income</u>							
5001 - Reserve Interest Earned	\$2.47	\$0.00	\$2.47	\$26.49	\$0.00	\$26.49	\$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	\$10,026.49	\$0.00	\$10,026.49	\$0.00
<b>Total Reserve Income</b>	\$2.47	\$0.00	\$2.47	\$10,026.49	\$0.00	\$10,026.49	\$0.00

**Entrada Property Owners Association**  
**Budget Comparison Report**  
**11/1/2023 - 11/30/2023**

	11/1/2023 - 11/30/2023			1/1/2023 - 11/30/2023			
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
Reserve Net Income	\$2.47	\$0.00	\$2.47	\$10,026.49	\$0.00	\$10,026.49	\$0.00
Net Income	(\$23,834.73)	(\$5,627.16)	(\$18,207.57)	\$58,014.53	\$15,946.24	\$42,068.29	\$10,319.00

**Entrada Property Owners Association  
Cash Flow Statement  
11/1/2023 - 11/30/2023**

					<b>Total Cash on Hand 11/1/2023:</b>	<b>\$149,700.47</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	\$129,669.71	\$959.20	\$24,961.41	\$105,667.50	(\$24,002.21)	
1002 - Alliance Bank - Reserves	\$20,030.76	\$2.47	\$0.00	\$20,033.23	\$2.47	
					<b>Total Net Change 11/1/2023 - 11/30/2023:</b>	<b>(\$23,999.74)</b>
					<b>Total Cash on Hand 11/30/2023:</b>	<b>\$125,700.73</b>