

| Financial Report to the Association Manager | | | | | |
|--|--|--------------------------------|----------------|-----------------|--|
| Association: | | Entrada Property Owners | Report Month: | Aug-2024 | Manager: Lisa Date: 9/3/2024 |
| | | | Finance | Manager | |
| Bank reconciliation in balance | | | Yes | | |
| Income comments | | | No | | |
| Expenses match check register | | | #1 | | |
| Last month ending balance matches current month beginning balance | | | Yes | | |
| Balance sheet in balance | | | Yes | | |
| Reserve transfer made | | | No | | |
| Suspense account at a zero balance | | | Yes | | |
| Comments | | | | | |
| #1 The difference of \$10.00 is due to a Bank Fee Credit of \$10.00. | | | | | |
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| Approval | | | Sent To | | |
| Bookkeeper: | | | _____ | | |
| Finance Manager: Lori B | | | _____ | | |
| Manager: Michael | | | _____ | | |

**Entrada Property Owners
Summary of Financial Report
August 2024**

Operating

| | | |
|-------------------------------------|----|-----------|
| Last Month Ending Balance | \$ | 96,382.20 |
| Total Income-Current Month | \$ | 6,580.98 |
| Income from rebill/collections fees | \$ | 40.00 |
| Total Expenses-Current Month | \$ | 20,813.76 |
| Expense from rebill/collection fees | \$ | - |
| This Month Ending Balance | \$ | 82,189.42 |

Reserve

| | | |
|------------------------------|----|-----------|
| Last Month Ending Balance | \$ | 30,061.07 |
| Total Income-Current Month | \$ | 3.82 |
| Total Expenses-Current Month | \$ | - |
| This Month Ending Balance | \$ | 30,064.89 |

Account Balances

| | | |
|-----------------------------------|----|-----------|
| Operating Balance - Alliance Bank | \$ | 82,189.42 |
| Reserve Balance - Alliance Bank | \$ | 30,064.89 |
| Delinquent Assessments | \$ | 62,381.00 |
| Prepaid Assessments | \$ | 3,585.01 |

**Entrada Property Owners Association
Fund Balance Sheet
Period Through: 8/31/2024**

Assets

Operating Assets

1001 - Alliance Bank - Operating

\$82,189.42

Operating Assets Total

\$82,189.42

Reserve Assets

1002 - Alliance Bank - Reserves

\$30,064.89

Reserve Assets Total

\$30,064.89

Assets Total

\$112,254.31

Liabilities and Equity

Operating Liability

1393 - CCM Return Item Fee

\$25.00

1396 - CCM Rebill Fee

\$44.99

Operating Liability Total

\$69.99

Operating Retained Earnings

\$115,153.50

Reserve Retained Earnings

\$20,035.78

Operating Net Income

(\$33,034.07)

Reserve Net Income

\$10,029.11

Liabilities & Equity Total

\$112,254.31

Entrada Property Owners Association
Budget Comparison Report
8/1/2024 - 8/31/2024

| | 8/1/2024 - 8/31/2024 | | | 1/1/2024 - 8/31/2024 | | | |
|--------------------------------------|----------------------|--------------|---------------|----------------------|-------------|---------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| Income | | | | | | | |
| <u>Operating Income</u> | | | | | | | |
| 3010 - Owner Assessments | \$5,984.17 | \$0.00 | \$5,984.17 | \$108,102.57 | \$86,625.00 | \$21,477.57 | \$115,500.00 |
| 3180 - Interest Earned | \$1.81 | \$0.00 | \$1.81 | \$21.83 | \$0.00 | \$21.83 | \$0.00 |
| 3999 - Prepaid Income | \$595.00 | \$0.00 | \$595.00 | (\$9,399.53) | \$0.00 | (\$9,399.53) | \$0.00 |
| <u>Total Operating Income</u> | \$6,580.98 | \$0.00 | \$6,580.98 | \$98,724.87 | \$86,625.00 | \$12,099.87 | \$115,500.00 |
| Total Income | \$6,580.98 | \$0.00 | \$6,580.98 | \$98,724.87 | \$86,625.00 | \$12,099.87 | \$115,500.00 |
| Expense | | | | | | | |
| <u>Administrative Expenses</u> | | | | | | | |
| 4705 - Accounting/Tax Preparation | \$0.00 | \$0.00 | \$0.00 | \$640.00 | \$490.00 | (\$150.00) | \$490.00 |
| 4710 - Management Fees | \$600.00 | \$361.00 | (\$239.00) | \$4,083.00 | \$2,888.00 | (\$1,195.00) | \$4,332.00 |
| 4715 - Postage | \$2.52 | \$33.33 | \$30.81 | \$1,375.22 | \$266.64 | (\$1,108.58) | \$400.00 |
| 4720 - Copies | \$2.34 | \$25.00 | \$22.66 | \$1,317.42 | \$200.00 | (\$1,117.42) | \$300.00 |
| 4722 - Scanning | \$12.50 | \$25.00 | \$12.50 | \$18.26 | \$200.00 | \$181.74 | \$300.00 |
| 4730 - Statements | \$0.00 | \$0.00 | \$0.00 | \$761.50 | \$768.00 | \$6.50 | \$768.00 |
| 4735 - Legal Expense | \$50.00 | \$50.00 | \$0.00 | \$400.00 | \$400.00 | \$0.00 | \$600.00 |
| 4745 - Office Supplies | \$24.40 | \$30.00 | \$5.60 | \$897.90 | \$240.00 | (\$657.90) | \$360.00 |
| 4751 - Bank Fees | (\$10.00) | \$10.00 | \$20.00 | (\$20.00) | \$80.00 | \$100.00 | \$120.00 |
| 4755 - Meeting Expenses | \$0.00 | \$500.00 | \$500.00 | \$355.40 | \$4,000.00 | \$3,644.60 | \$6,000.00 |
| 4760 - Newsletters/Printing | \$0.00 | \$0.00 | \$0.00 | \$325.55 | \$0.00 | (\$325.55) | \$0.00 |
| 4765 - Fax Service | \$0.00 | \$0.00 | \$0.00 | \$12.50 | \$0.00 | (\$12.50) | \$0.00 |
| 4790 - Miscellaneous | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$150.00 | \$150.00 | \$300.00 |
| <u>Total Administrative Expenses</u> | \$681.76 | \$1,034.33 | \$352.57 | \$10,166.75 | \$9,682.64 | (\$484.11) | \$13,970.00 |
| <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 | \$1,332.00 | \$0.00 | (\$1,332.00) | (\$390.00) | \$0.00 | \$390.00 | \$1,600.00 |
| <u>Total Fixed Expenses</u> | \$1,332.00 | \$0.00 | (\$1,332.00) | \$9,670.00 | \$10,230.00 | \$560.00 | \$11,830.00 |
| <u>Maintenance Expenses</u> | | | | | | | |
| 4315 - Sign Maintenance | \$0.00 | \$0.00 | \$0.00 | \$282.19 | \$750.00 | \$467.81 | \$1,000.00 |
| 4320 - Road Maintenance | \$18,800.00 | \$5,000.00 | (\$13,800.00) | \$111,640.00 | \$40,000.00 | (\$71,640.00) | \$60,000.00 |
| <u>Total Maintenance Expenses</u> | \$18,800.00 | \$5,000.00 | (\$13,800.00) | \$111,922.19 | \$40,750.00 | (\$71,172.19) | \$61,000.00 |
| Total Expense | \$20,813.76 | \$6,034.33 | (\$14,779.43) | \$131,758.94 | \$60,662.64 | (\$71,096.30) | \$86,800.00 |
| Operating Net Income | (\$14,232.78) | (\$6,034.33) | (\$8,198.45) | (\$33,034.07) | \$25,962.36 | (\$58,996.43) | \$28,700.00 |
| Reserve Income | | | | | | | |
| <u>Reserve Income</u> | | | | | | | |
| 5001 - Reserve Interest Earned | \$3.82 | \$0.00 | \$3.82 | \$29.11 | \$0.00 | \$29.11 | \$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> | \$3.82 | \$0.00 | \$3.82 | \$10,029.11 | \$0.00 | \$10,029.11 | \$0.00 |

Entrada Property Owners Association
Budget Comparison Report
8/1/2024 - 8/31/2024

| | 8/1/2024 - 8/31/2024 | | | 1/1/2024 - 8/31/2024 | | | |
|-----------------------------|----------------------|--------------|--------------|----------------------|-------------|---------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| Total Reserve Income | \$3.82 | \$0.00 | \$3.82 | \$10,029.11 | \$0.00 | \$10,029.11 | \$0.00 |
| Reserve Net Income | \$3.82 | \$0.00 | \$3.82 | \$10,029.11 | \$0.00 | \$10,029.11 | \$0.00 |
| Net Income | (\$14,228.96) | (\$6,034.33) | (\$8,194.63) | (\$23,004.96) | \$25,962.36 | (\$48,967.32) | \$28,700.00 |

Entrada Property Owners Association
Income Statement
1/1/2024 - 8/31/2024

| | Jan 2024 | Feb 2024 | Mar 2024 | Apr 2024 | May 2024 | Jun 2024 | Jul 2024 | Aug 2024 | YTD |
|--------------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| Income | | | | | | | | | |
| <u>Operating Income</u> | | | | | | | | | |
| 3010 - Owner Assessments | \$65,331.81 | \$12,345.28 | \$8,846.67 | \$6,258.09 | \$4,989.17 | \$2,969.17 | \$1,378.21 | \$5,984.17 | \$108,102.57 |
| 3180 - Interest Earned | \$3.07 | \$3.06 | \$3.38 | \$3.42 | \$3.07 | \$1.98 | \$2.04 | \$1.81 | \$21.83 |
| 3999 - Prepaid Income | (\$10,669.54) | \$0.00 | (\$120.00) | \$0.00 | \$675.00 | \$100.00 | \$20.01 | \$595.00 | (\$9,399.53) |
| <u>Total Operating Income</u> | \$54,665.34 | \$12,348.34 | \$8,730.05 | \$6,261.51 | \$5,667.24 | \$3,071.15 | \$1,400.26 | \$6,580.98 | \$98,724.87 |
| <i>Total Income</i> | \$54,665.34 | \$12,348.34 | \$8,730.05 | \$6,261.51 | \$5,667.24 | \$3,071.15 | \$1,400.26 | \$6,580.98 | \$98,724.87 |
| Expense | | | | | | | | | |
| <u>Administrative Expenses</u> | | | | | | | | | |
| 4705 - Accounting/Tax Preparation | \$0.00 | \$90.00 | \$0.00 | \$0.00 | \$0.00 | \$550.00 | \$0.00 | \$0.00 | \$640.00 |
| 4710 - Management Fees | \$361.00 | \$361.00 | \$361.00 | \$600.00 | \$600.00 | \$600.00 | \$600.00 | \$600.00 | \$4,083.00 |
| 4715 - Postage | \$0.00 | \$406.76 | \$960.48 | \$2.34 | \$1.56 | \$0.00 | \$1.56 | \$2.52 | \$1,375.22 |
| 4720 - Copies | \$0.00 | \$659.12 | \$648.22 | \$4.14 | \$1.44 | \$1.26 | \$0.90 | \$2.34 | \$1,317.42 |
| 4722 - Scanning | \$0.18 | \$0.36 | \$1.80 | \$0.18 | \$0.36 | \$0.00 | \$2.88 | \$12.50 | \$18.26 |
| 4730 - Statements | \$761.50 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$761.50 |
| 4735 - Legal Expense | \$50.00 | \$50.00 | \$50.00 | \$50.00 | \$50.00 | \$50.00 | \$50.00 | \$50.00 | \$400.00 |
| 4745 - Office Supplies | \$22.50 | \$136.20 | \$559.60 | \$0.00 | \$30.10 | \$102.00 | \$23.10 | \$24.40 | \$897.90 |
| 4751 - Bank Fees | (\$10.00) | (\$10.00) | \$10.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | (\$10.00) | (\$20.00) |
| 4755 - Meeting Expenses | \$0.00 | \$111.00 | \$150.00 | \$94.40 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$355.40 |
| 4760 - Newsletters/Printing | \$0.00 | \$325.55 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$325.55 |
| 4765 - Fax Service | \$0.00 | \$12.50 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$12.50 |
| <u>Total Administrative Expenses</u> | \$1,185.18 | \$2,142.49 | \$2,741.10 | \$751.06 | \$683.46 | \$1,303.26 | \$678.44 | \$681.76 | \$10,166.75 |
| <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 | \$0.00 | \$10.00 | \$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 |
| 4030 - Liability/D&O Insurance | \$0.00 | \$0.00 | \$0.00 | (\$1,722.00) | \$0.00 | \$0.00 | \$0.00 | \$1,332.00 | (\$390.00) |
| <u>Total Fixed Expenses</u> | \$10,000.00 | \$0.00 | \$0.00 | (\$1,672.00) | \$10.00 | \$0.00 | \$0.00 | \$1,332.00 | \$9,670.00 |
| <u>Maintenance Expenses</u> | | | | | | | | | |
| 4315 - Sign Maintenance | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$282.19 | \$0.00 | \$282.19 |
| 4320 - Road Maintenance | \$0.00 | \$12,000.00 | \$0.00 | \$0.00 | \$80,840.00 | \$0.00 | \$0.00 | \$18,800.00 | \$111,640.00 |

Entrada Property Owners Association

Income Statement

1/1/2024 - 8/31/2024

| | Jan 2024 | Feb 2024 | Mar 2024 | Apr 2024 | May 2024 | Jun 2024 | Jul 2024 | Aug 2024 | YTD |
|-----------------------------------|-------------|--------------|------------|------------|---------------|------------|----------|---------------|---------------|
| <u>Total Maintenance Expenses</u> | \$0.00 | \$12,000.00 | \$0.00 | \$0.00 | \$80,840.00 | \$0.00 | \$282.19 | \$18,800.00 | \$111,922.19 |
| <i>Total Expense</i> | \$11,185.18 | \$14,142.49 | \$2,741.10 | (\$920.94) | \$81,533.46 | \$1,303.26 | \$960.63 | \$20,813.76 | \$131,758.94 |
| Operating Net Income | \$43,480.16 | (\$1,794.15) | \$5,988.95 | \$7,182.45 | (\$75,866.22) | \$1,767.89 | \$439.63 | (\$14,232.78) | (\$33,034.07) |
| Reserve Income | | | | | | | | | |
| <u>Reserve Income</u> | | | | | | | | | |
| 5001 - Reserve Interest Earned | \$2.88 | \$3.57 | \$3.82 | \$3.69 | \$3.82 | \$3.69 | \$3.82 | \$3.82 | \$29.11 |
| 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> | \$10,002.88 | \$3.57 | \$3.82 | \$3.69 | \$3.82 | \$3.69 | \$3.82 | \$3.82 | \$10,029.11 |
| <i>Total Reserve Income</i> | \$10,002.88 | \$3.57 | \$3.82 | \$3.69 | \$3.82 | \$3.69 | \$3.82 | \$3.82 | \$10,029.11 |
| Reserve Expense | | | | | | | | | |
| <i>Total Reserve Expense</i> | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Reserve Net Income | \$10,002.88 | \$3.57 | \$3.82 | \$3.69 | \$3.82 | \$3.69 | \$3.82 | \$3.82 | \$10,029.11 |
| Net Income | \$53,483.04 | (\$1,790.58) | \$5,992.77 | \$7,186.14 | (\$75,862.40) | \$1,771.58 | \$443.45 | (\$14,228.96) | (\$23,004.96) |

**Entrada Property Owners Association
Cash Flow Statement
8/1/2024 - 8/31/2024**

| | | | | | Total Cash on Hand 8/1/2024: | \$126,443.27 |
|----------------------------------|--------------------------|-----------------|-----------------|-----------------------|---|----------------------|
| Account | Beginning Balance | Increase | Decrease | Ending Balance | Net Change | |
| 1001 - Alliance Bank - Operating | \$96,382.20 | \$6,630.98 | \$20,823.76 | \$82,189.42 | (\$14,192.78) | |
| 1002 - Alliance Bank - Reserves | \$30,061.07 | \$3.82 | \$0.00 | \$30,064.89 | \$3.82 | |
| | | | | | Total Net Change 8/1/2024 - 8/31/2024: | (\$14,188.96) |
| | | | | | Total Cash on Hand 8/31/2024: | \$112,254.31 |