

Financial Report to the Association Manager
---

Association: <b>Entrada Property Owners</b>	Report Month: <b>Sep-2024</b>	Manager: <b>Lisa</b>	Date: <b>10/1/2024</b>
---	-------------------------------	----------------------	------------------------

Finance	Manager
---------	---------

Yes	
-----	--

No	
----	--

#1	
----	--

Yes	
-----	--

Yes	
-----	--

No	
----	--

Yes	
-----	--

Comments

#1 The difference of \$69.99 is due to CCM fees.

**Sent To**

---

---

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

**Operating**

Last Month Ending Balance	\$	82,189.42
Total Income-Current Month	\$	6,887.21
Income from rebill/collections fees	\$	60.00
Total Expenses-Current Month	\$	15,992.58
Expense from rebill/collection fees	\$	69.99
This Month Ending Balance	\$	73,074.06

**Reserve**

Last Month Ending Balance	\$	30,064.89
Total Income-Current Month	\$	3.70
Total Expenses-Current Month	\$	-
This Month Ending Balance	\$	30,068.59

**Account Balances**

Operating Balance - Alliance Bank	\$	73,074.06
Reserve Balance - Alliance Bank	\$	30,068.59
Delinquent Assessments	\$	55,820.54
Prepaid Assessments	\$	3,985.01

**Entrada Property Owners Association  
Fund Balance Sheet  
Period Through: 9/30/2024**

**Assets**

Operating Assets	
1001 - Alliance Bank - Operating	\$73,074.06
Operating Assets Total	<b>\$73,074.06</b>

Reserve Assets	
1002 - Alliance Bank - Reserves	\$30,068.59
Reserve Assets Total	<b>\$30,068.59</b>

Assets Total		<b>\$103,142.65</b>
--------------	--	---------------------

**Liabilities and Equity**

Operating Liability	
1396 - CCM Rebill Fee	\$60.00
Operating Liability Total	<b>\$60.00</b>

Operating Retained Earnings	<b>\$115,153.50</b>
Reserve Retained Earnings	<b>\$20,035.78</b>

Operating Net Income	(\$42,139.44)
Reserve Net Income	\$10,032.81

Liabilities & Equity Total		<b>\$103,142.65</b>
----------------------------	--	---------------------

**Entrada Property Owners Association**  
**Budget Comparison Report**  
**9/1/2024 - 9/30/2024**

	9/1/2024 - 9/30/2024			1/1/2024 - 9/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Operating Income</u>							
3010 - Owner Assessments	\$6,485.46	\$0.00	\$6,485.46	\$114,588.03	\$86,625.00	\$27,963.03	\$115,500.00
3180 - Interest Earned	\$1.75	\$0.00	\$1.75	\$23.58	\$0.00	\$23.58	\$0.00
3999 - Prepaid Income	\$400.00	\$0.00	\$400.00	(\$8,999.53)	\$0.00	(\$8,999.53)	\$0.00
<u>Total Operating Income</u>	\$6,887.21	\$0.00	\$6,887.21	\$105,612.08	\$86,625.00	\$18,987.08	\$115,500.00
<b>Total Income</b>	\$6,887.21	\$0.00	\$6,887.21	\$105,612.08	\$86,625.00	\$18,987.08	\$115,500.00
<b>Expense</b>							
<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)	\$4,683.00	\$3,249.00	(\$1,434.00)	\$4,332.00
4715 - Postage	\$0.00	\$33.33	\$33.33	\$1,375.22	\$299.97	(\$1,075.25)	\$400.00
4720 - Copies	\$25.38	\$25.00	(\$0.38)	\$1,342.80	\$225.00	(\$1,117.80)	\$300.00
4722 - Scanning	\$2.70	\$25.00	\$22.30	\$20.96	\$225.00	\$204.04	\$300.00
4730 - Statements	\$291.50	\$0.00	(\$291.50)	\$1,053.00	\$768.00	(\$285.00)	\$768.00
4735 - Legal Expense	\$50.00	\$50.00	\$0.00	\$450.00	\$450.00	\$0.00	\$600.00
4745 - Office Supplies	\$23.00	\$30.00	\$7.00	\$920.90	\$270.00	(\$650.90)	\$360.00
4751 - Bank Fees	\$0.00	\$10.00	\$10.00	(\$20.00)	\$90.00	\$110.00	\$120.00
4755 - Meeting Expenses	\$0.00	\$500.00	\$500.00	\$355.40	\$4,500.00	\$4,144.60	\$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>	\$992.58	\$1,034.33	\$41.75	\$11,159.33	\$10,716.97	(\$442.36)	\$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	\$0.00	\$1,600.00	\$1,600.00	(\$390.00)	\$1,600.00	\$1,990.00	\$1,600.00
<u>Total Fixed Expenses</u>	\$0.00	\$1,600.00	\$1,600.00	\$9,670.00	\$11,830.00	\$2,160.00	\$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	\$15,000.00	\$5,000.00	(\$10,000.00)	\$126,640.00	\$45,000.00	(\$81,640.00)	\$60,000.00
<u>Total Maintenance Expenses</u>	\$15,000.00	\$5,000.00	(\$10,000.00)	\$126,922.19	\$45,750.00	(\$81,172.19)	\$61,000.00
<b>Total Expense</b>	\$15,992.58	\$7,634.33	(\$8,358.25)	\$147,751.52	\$68,296.97	(\$79,454.55)	\$86,800.00
Operating Net Income	(\$9,105.37)	(\$7,634.33)	(\$1,471.04)	(\$42,139.44)	\$18,328.03	(\$60,467.47)	\$28,700.00
<b>Reserve Income</b>							
<u>Reserve Income</u>							
5001 - Reserve Interest Earned	\$3.70	\$0.00	\$3.70	\$32.81	\$0.00	\$32.81	\$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>	\$3.70	\$0.00	\$3.70	\$10,032.81	\$0.00	\$10,032.81	\$0.00

**Entrada Property Owners Association**  
**Budget Comparison Report**  
**9/1/2024 - 9/30/2024**

	9/1/2024 - 9/30/2024			1/1/2024 - 9/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Reserve Income	\$3.70	\$0.00	\$3.70	\$10,032.81	\$0.00	\$10,032.81	\$0.00
Reserve Net Income	\$3.70	\$0.00	\$3.70	\$10,032.81	\$0.00	\$10,032.81	\$0.00
Net Income	(\$9,101.67)	(\$7,634.33)	(\$1,467.34)	(\$32,106.63)	\$18,328.03	(\$50,434.66)	\$28,700.00

**Entrada Property Owners Association  
Cash Flow Statement  
9/1/2024 - 9/30/2024**

**Total Cash on Hand 9/1/2024:      \$112,254.31**

<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	\$82,189.42	\$6,947.21	\$16,062.57	\$73,074.06	(\$9,115.36)
1002 - Alliance Bank - Reserves	\$30,064.89	\$3.70	\$0.00	\$30,068.59	\$3.70

**Total Net Change 9/1/2024 - 9/30/2024:      (\$9,111.66)**

**Total Cash on Hand 9/30/2024:      \$103,142.65**

**Entrada Property Owners Association**  
**Income Statement**  
**1/1/2024 - 9/30/2024**

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	YTD
<b>Income</b>										
<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	\$6,485.46	\$114,588.03
3180 - Interest Earned	\$3.07	\$3.06	\$3.38	\$3.42	\$3.07	\$1.98	\$2.04	\$1.81	\$1.75	\$23.58
3999 - Prepaid Income	(\$10,669.54)	\$0.00	(\$120.00)	\$0.00	\$675.00	\$100.00	\$20.01	\$595.00	\$400.00	(\$8,999.53)
<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	\$6,887.21	\$105,612.08
<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	\$6,887.21	\$105,612.08
<b>Expense</b>										
<u>Administrative Expenses</u>										
4705 - Accounting/Tax Preparation	\$0.00	\$90.00	\$0.00	\$0.00	\$0.00	\$550.00	\$0.00	\$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	\$600.00	\$4,683.00
4715 - Postage	\$0.00	\$406.76	\$960.48	\$2.34	\$1.56	\$0.00	\$1.56	\$2.52	\$0.00	\$1,375.22
4720 - Copies	\$0.00	\$659.12	\$648.22	\$4.14	\$1.44	\$1.26	\$0.90	\$2.34	\$25.38	\$1,342.80
4722 - Scanning	\$0.18	\$0.36	\$1.80	\$0.18	\$0.36	\$0.00	\$2.88	\$12.50	\$2.70	\$20.96
4730 - Statements	\$761.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$291.50	\$1,053.00
4735 - Legal Expense	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$450.00
4745 - Office Supplies	\$22.50	\$136.20	\$559.60	\$0.00	\$30.10	\$102.00	\$23.10	\$24.40	\$23.00	\$920.90
4751 - Bank Fees	(\$10.00)	(\$10.00)	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$10.00)	\$0.00	(\$20.00)
4755 - Meeting Expenses	\$0.00	\$111.00	\$150.00	\$94.40	\$0.00	\$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	\$0.00	\$325.55
4765 - Fax Service	\$0.00	\$12.50	\$0.00	\$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	\$992.58	\$11,159.33
<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	\$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	\$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	\$0.00	(\$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	\$0.00	\$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	\$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	\$15,000.00	\$126,640.00
<u>Total Maintenance Expenses</u>	\$0.00	\$12,000.00	\$0.00	\$0.00	\$80,840.00	\$0.00	\$282.19	\$18,800.00	\$15,000.00	\$126,922.19

# Entrada Property Owners Association

## Income Statement

1/1/2024 - 9/30/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	YTD
<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	\$15,992.58	\$147,751.52
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)	(\$9,105.37)	(\$42,139.44)
<b>Reserve Income</b>										
<u>Reserve Income</u>										
5001 - Reserve Interest Earned	\$2.88	\$3.57	\$3.82	\$3.69	\$3.82	\$3.69	\$3.82	\$3.82	\$3.70	\$32.81
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>	\$10,002.88	\$3.57	\$3.82	\$3.69	\$3.82	\$3.69	\$3.82	\$3.82	\$3.70	\$10,032.81
<i>Total Reserve Income</i>	\$10,002.88	\$3.57	\$3.82	\$3.69	\$3.82	\$3.69	\$3.82	\$3.82	\$3.70	\$10,032.81
<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	\$0.00
Reserve Net Income	\$10,002.88	\$3.57	\$3.82	\$3.69	\$3.82	\$3.69	\$3.82	\$3.82	\$3.70	\$10,032.81
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)	(\$9,101.67)	(\$32,106.63)