Financial Report to the Association Manager

Association:	**Entrada Property Owners**	Report Month:	**Sep-2025**	Manager:	**Lisa**	Date:	**10/1/2025**

	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- Difference of $15.00 is due to CCM fees paid to Cadden.

Approval	**Sent To**
Bookkeeper:	
Finance Manager:	
Manager:	

Entrada Property Owners
Summary of Financial Report
September 2025

Operating

Last Month Ending Balance	$	27,532.84
Total Income-Current Month	$	4,009.77
Income from rebill/collections fees/owner refunds	$	15.00
Total Expenses-Current Month	$	12,797.89
Expense from rebill/collection fees/owner refunds	$	15.00
This Month Ending Balance	$	18,744.72

Reserve

Last Month Ending Balance	$	25,110.18
Total Income-Current Month	$	3.10
Total Expenses-Current Month	$	-
This Month Ending Balance	$	25,113.28

Account Balances

Operating Balance - Alliance Bank	$	18,744.72
Reserve Balance - Alliance Bank	$	25,113.28
Delinquent Assessments	$	70,748.75
Prepaid Assessments	$	2,990.00

Entrada Property Owners Association

Balance Sheet as of 9/30/2025

Assets	Operating	Reserve	Total
Operating Assets			
1001 - Alliance Bank - Operating	$18,744.72		$18,744.72
Total Operating Assets	**$18,744.72**		**$18,744.72**
Reserve Assets			
1002 - Alliance Bank - Reserves		$25,113.28	$25,113.28
Total Reserve Assets		**$25,113.28**	**$25,113.28**
Total Assets	**$18,744.72**	**$25,113.28**	**$43,858.00**

Liabilities / Equity	Operating	Reserve	Total
Operating Liability			
1394 - CCM Processing Fee	$150.00		$150.00
1396 - CCM Rebill Fee	$105.00		$105.00
Total Operating Liability	**$255.00**		**$255.00**
Equity			
1330 - Retained Earnings	$53,124.52	$30,079.93	$83,204.45
1332 - Net Income	($34,634.80)	($4,966.65)	($39,601.45)
Total Equity	**$18,489.72**	**$25,113.28**	**$43,603.00**
Total Liabilities / Equity	**$18,744.72**	**$25,113.28**	**$43,858.00**

Entrada Property Owners Association

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

Operating Income

Operating Income

	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
3010 - Owner Assessments	4,009.17	-	4,009.17	101,284.82	115,500.00	(14,215.18)	115,500.00
3180 - Interest Earned	.60	-	.60	8.61	-	8.61	-
3999 - Prepaid Income	-	-	-	(24,625.80)	-	(24,625.80)	-
Total Operating Income	**4,009.77**	**-**	**4,009.77**	**76,667.63**	**115,500.00**	**(38,832.37)**	**115,500.00**
Total Income	**4,009.77**	**-**	**4,009.77**	**76,667.63**	**115,500.00**	**(38,832.37)**	**115,500.00**

Operating Expense

Administrative Expenses

	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
4705 - Accounting/Tax Preparation	-	-	-	670.00	950.00	280.00	950.00
4710 - Management	620.06	620.00	(.06)	5,580.54	5,580.00	(.54)	7,440.00
4715 - Postage	45.05	63.00	17.95	56.17	567.00	510.83	756.00
4720 - Copies	.72	41.00	40.28	21.96	369.00	347.04	492.00
4721 - Scanning	-	-	-	25.92	-	(25.92)	-
4722 - Scanning	2.34	2.00	(.34)	2.34	18.00	15.66	24.00
4730 - Statements	-	-	-	733.50	716.00	(17.50)	716.00
4735 - Legal Expense	50.00	893.16	843.16	450.00	8,038.52	7,588.52	10,718.00
4745 - Office Supplies	65.72	82.00	16.28	103.00	738.00	635.00	984.00
4751 - Bank Fees	-	6.00	6.00	-	54.00	54.00	72.00
4755 - Meeting Expenses	-	51.00	51.00	261.00	459.00	198.00	612.00
4760 - Newsletter/Printing	-	47.00	47.00	-	423.00	423.00	564.00
4765 - Fax Service	-	2.00	2.00	-	18.00	18.00	24.00
4791 - Storage	14.00	-	(14.00)	126.00	-	(126.00)	-
Total Administrative Expenses	**797.89**	**1,807.16**	**1,009.27**	**8,030.43**	**17,930.52**	**9,900.09**	**23,352.00**

Fixed Expenses

	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
4011 - Reserve Transfers	-	-	-	(5,000.00)	10,000.00	15,000.00	10,000.00
4015 - ACC/CTA Reporting	-	-	-	160.00	10.00	(150.00)	10.00
4020 - Income Taxes State & Federal	-	-	-	50.00	50.00	-	50.00
4030 - Liability/D&O Insurance	-	-	-	1,462.00	1,332.00	(130.00)	1,332.00
Total Fixed Expenses	**-**	**-**	**-**	**(3,328.00)**	**11,392.00**	**14,720.00**	**11,392.00**

Maintenance Expenses

	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
4315 - Sign Maintenance	-	63.00	63.00	-	567.00	567.00	756.00
4320 - Road Maintenance	12,000.00	6,666.66	(5,333.34)	106,600.00	60,000.02	(46,599.98)	80,000.00
Total Maintenance Expenses	**12,000.00**	**6,729.66**	**(5,270.34)**	**106,600.00**	**60,567.02**	**(46,032.98)**	**80,756.00**
Total Expense	**12,797.89**	**8,536.82**	**(4,261.07)**	**111,302.43**	**89,889.54**	**(21,412.89)**	**115,500.00**
Operating Net Total	**(8,788.12)**	**(8,536.82)**	**(251.30)**	**(34,634.80)**	**25,610.46**	**(60,245.26)**	**-**

Entrada Property Owners Association

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

Reserve Income

	Current Period			Year To Date			Annual Budget
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	
Reserve Income							
5001 - Reserve Interest Earned	3.10	-	3.10	33.35	-	33.35	-
5005 - Reserve Contribution	-	-	-	(5,000.00)	-	(5,000.00)	-
Total Reserve Income	**3.10**	**-**	**3.10**	**(4,966.65)**	**-**	**(4,966.65)**	**-**
Total Income	**3.10**	**-**	**3.10**	**(4,966.65)**	**-**	**(4,966.65)**	**-**
Reserve Net Total	**3.10**	**-**	**3.10**	**(4,966.65)**	**-**	**(4,966.65)**	**-**
Net Total	**(8,785.02)**	**(8,536.82)**	**(248.20)**	**(39,601.45)**	**25,610.46**	**(65,211.91)**	**-**

Entrada Property Owners Association

Summary Statement of Revenues and Expenses For 9/30/2025

Operating Income

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
3010 - Owner Assessments	62,270	8,711	7,202	8,797	2,259	3,077	1,917	3,044	4,009	-	-	-	101,285
3180 - Interest Earned	2	2	2	1	1	1	1	1	1	-	-	-	9
3999 - Prepaid Income	(24,766)	(210)	(15)	335	(700)	125	255	350	-	-	-	-	-24,626
Total Operating Income	**37,506**	**8,502**	**7,188**	**9,133**	**1,560**	**3,202**	**2,172**	**3,395**	**4,010**	**-**	**-**	**-**	**76,668**
Total Income	**37,506**	**8,502**	**7,188**	**9,133**	**1,560**	**3,202**	**2,172**	**3,395**	**4,010**	**-**	**-**	**-**	**76,668**

Operating Expense

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Administrative Expenses													
4705 - Accounting/Tax Preparation	-	120	550	-	-	-	-	-	-	-	-	-	670
4710 - Management	620	620	620	620	620	620	620	620	620	-	-	-	5,581
4715 - Postage	-	-	-	4	-	-	7	-	45	-	-	-	56
4720 - Copies	8			6	3		3	-	1	-	-	-	22
4721 - Scanning	15	2		1	-	1	8	-	-	-	-	-	26
4722 - Scanning	-	-	-	-	-	-	-	-	2	-	-	-	2
4730 - Statements	734	-	-	-	-	-	-	-	-	-	-	-	734
4735 - Legal Expense	50	50	50	50	50	50	50	50	50	-	-	-	450
4745 - Office Supplies	12	8	8	2	-	-	9	-	66	-	-	-	103
4755 - Meeting Expenses	161	-	-	-	100	-	-	-	-	-	-	-	261
4791 - Storage	14	14	14	14	14	14	14	14	14	-	-	-	126
Total Administrative Expenses	**1,613**	**813**	**1,242**	**697**	**787**	**685**	**711**	**684**	**798**	**-**	**-**	**-**	**8,030**
Fixed Expenses													
4011 - Reserve Transfers	10,000	-	-	(15,000)	-	-	-	-	-	-	-	-	-5,000
4015 - ACC/CTA Reporting	-	-	150	-	10	-	-	-	-	-	-	-	160
4020 - Income Taxes State & Federal	-	-	50	-	-	-	-	-	-	-	-	-	50
4030 - Liability/D&O Insurance	25	75	-	25	(50)	-	-	1,387	-	-	-	-	1,462
Total Fixed Expenses	**10,025**	**75**	**200**	**(14,975)**	**(40)**	**-**	**-**	**1,387**	**-**	**-**	**-**	**-**	**-3,328**
Maintenance Expenses													

Entrada Property Owners Association

Summary Statement of Revenues and Expenses For 9/30/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
4320 - Road Maintenance	-	-	42,300	47,300	5,000	-	-	-	12,000	-	-	-	106,600
Total Maintenance Expenses	**-**	**-**	**42,300**	**47,300**	**5,000**	**-**	**-**	**-**	**12,000**	**-**	**-**	**-**	**106,600**
Total Expense	**11,638**	**888**	**43,742**	**33,022**	**5,747**	**685**	**711**	**2,071**	**12,798**	**-**	**-**	**-**	**111,302**
Operating Net Total	**$25,867**	**$7,614**	**($36,554)**	**($23,889)**	**($4,188)**	**$2,517**	**$1,462**	**$1,324**	**($8,788)**	**-**	**-**	**-**	**($34,635)**

Entrada Property Owners Association

Summary Statement of Revenues and Expenses For 9/30/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Reserve Income													
5001 - Reserve Interest Earned	4	5	5	4	3	3	3	3	3	-	-	-	33
5005 - Reserve Contribution	10,000	-	-	(15,000)	-	-	-	-	-	-	-	-	-5,000
Total Reserve Income	**10,004**	**5**	**5**	**(14,996)**	**3**	**3**	**3**	**3**	**3**	**-**	**-**	**-**	**-4,967**
Total Income	**10,004**	**5**	**5**	**(14,996)**	**3**	**3**	**3**	**3**	**3**	**-**	**-**	**-**	**-4,967**
Reserve Net Total	**$10,004**	**$5**	**$5**	**($14,996)**	**$3**	**$3**	**$3**	**$3**	**$3**	**-**	**-**	**-**	**($4,967)**
Net Total	**$35,871**	**$7,619**	**($36,549)**	**($38,885)**	**($4,184)**	**$2,520**	**$1,465**	**$1,327**	**($8,785)**	**-**	**-**	**-**	**($39,601)**