

# Estates at Cienega Creek Preserve Community Association

## 2022 Approved Operating Budget

Enclosed please find the Board approved 2022 Operating Budget.

There is no assessment increase for 2022.

Details of your assessments payments and due dates are shown below.

**Quarterly Assessment Statement:** Your 2022 quarterly assessment is \$90.00. This assessment is due on the first day of each month. Unpaid assessments will result in a late fee of \$15.00 being added after sixty (60) days of nonpayment.

Senate Bill 1531 has amended ARS 33-1256 and ARS 33-1807 relating to condominiums and planned communities. Effective January 1, 2020, the law requires that statements of account shall be provided to all homeowners on at least the same schedule as assessments are due (i.e. monthly, quarterly, semi-annually, etc.). Statements must show the current amount due **as well as the immediately preceding ledger history** to aid owners in understanding their assessment and fee history. This applies regardless of whether the member is in good standing, delinquent or in credit, and will be a required procedure affecting your association in terms of time incurred and/or cost.

If you have any questions regarding the budget or any Association issues, please do not hesitate to contact me at 520-297-0797 or you may also email me at [info@Cadden.com](mailto:info@Cadden.com).

For the Association,

Gabino Trejo, CAAM®, CMCA®  
Community Association Manager  
Cadden Community Management

Attachments: 2022 Assumptions & 2022 Approved Operating Budget

**Estates at Cienega Creek Preserve Community Association**  
**2022 Approved Budget**

67 Homes

GL #	Income	2019 Actuals	2020 Actuals	2021 Budget	2021 Actuals thru 7/31/21	Estimated 2021 Year End	2022 Annual Budget
	Quarterly Assessment	90	90	90			90
3010	Residential	24,298	23,668	24,120	17,634	24,120	24,120
3020	Homeowner Late Fees/Int	395	464	0	265	265	0
3070	Fines - CC&R Violations	0	350	0	0	0	0
3180	Interest	13	9	0	3	6	0
	<b>Total Assets</b>	<b>24,706</b>	<b>24,491</b>	<b>24,120</b>	<b>17,902</b>	<b>24,391</b>	<b>24,120</b>
	<b>Expenses</b>						
	<b>Fixed Expenses</b>						
4010	Property Taxes	28	26	30	0	30	30
4015	ACC Report	10	10	10	10	10	10
4020	Income Taxes	50	50	50	50	50	50
4030	Insurance	1,636	1,688	1,800	1,710	1,710	1,800
	<b>Operating Expenses</b>						
4225	Vandalism	0	0	50	0	0	50
	<b>General Repair &amp; Maint.</b>						
4305	General Repair & Maint.	0	304	250	0	0	250
	<b>Landscaping</b>						
4605	Landscape Contract	8,196	8,928	8,928	5,208	8,928	9,240
4660	Non-Contract Landscaping	0	102	366	55	55	100
	<b>Administration</b>						
4705	Accounting/Tax Prep	300	350	350	362	362	350
4710	Management	7,317	7,537	7,537	4,396	7,537	7,764
4715	Postage	432	388	325	153	325	325
4720	Copies	325	319	325	86	325	325
4730	Quarterly Statements	357	367	400	268	400	400
4735	Legal	-15	54	500	0	620	500
4737	Delinquent Letters	-15	0	0	0	0	0
4745	Office Supplies	242	305	200	100	200	200
4751	Bank Fees	20	0	0	0	0	0
4755	Meeting Expenses	250	210	300	0	300	300
4765	Fax Service	0	0	6	0	0	6
4780	Website	138	639	120	511	650	200
4791	Storage	108	118	132	77	132	132
4792	Contingency	0	0	100	0	0	100
	<b>Sub-Total</b>	<b>19,379</b>	<b>21,395</b>	<b>21,779</b>	<b>12,986</b>	<b>21,634</b>	<b>22,132</b>
	<b>RESERVE CONTRIBUTION</b>						
	Reserves	2,300	2,265	2,341	1,756	2,341	1,988
	<b>Total Expenses</b>	<b>21,679</b>	<b>23,660</b>	<b>24,120</b>	<b>14,742</b>	<b>23,975</b>	<b>24,120</b>
	<b>NET</b>	<b>3,027</b>	<b>831</b>	<b>0</b>	<b>3,160</b>	<b>416</b>	<b>0</b>