

**Estates at Cienega Creek Preserve
Summary of Financial Report
September 2022**

Operating

Last Month Ending balance	\$	16,860.64
Total Income-Current Month	\$	408.42
CCM Rebill Fee/Return Item Fee Income	\$	117.00
Total Expenses-Current Month	\$	1,441.39
CCM Rebill Fee Expense	\$	225.00
Change In Prepaid	\$	2,822.27
This Month Ending Balance	\$	18,541.94

Reserve

Last Month Ending Balance	\$	35,659.49
Total Income-Current Month	\$	2.93
Total Expenses-Current Month	\$	-
This Month Ending Balance	\$	35,662.42

Account Balances

Operating Balance - Alliance Bank	\$	18,541.94
Reserve Balance - Alliance Bank	\$	35,662.42
Delinquent Assessments	\$	3,284.06
Prepaid Assessments	\$	4,591.00
Unpaid Bills	\$	-

The Estates at Cienega Creek Preserve Community Association
Fund Balance Sheet
Period Through: 9/30/2022

Assets

Operating Assets		
1001 - Alliance Bank - Operating	\$18,541.94	
Operating Assets Total	\$18,541.94	
Reserve Assets		
1002 - Alliance Bank - Reserves	\$35,662.42	
Reserve Assets Total	\$35,662.42	
Assets Total		\$54,204.36

Liabilities and Equity

Operating Liability		
1394 - CCM Processing Fee	\$2.00	
1396 - CCM Rebill Fee	\$15.00	
3999 - Prepaid Assessments	\$4,591.00	
Operating Liability Total	\$4,608.00	
Operating Retained Earnings	\$13,081.71	
Reserve Retained Earnings	\$34,145.22	
Operating Net Income	\$852.23	
Reserve Net Income	\$1,517.20	
Liabilities & Equity Total		\$54,204.36

The Estates at Cienega Creek Preserve Community Association
Budget Comparison Report
9/1/2022 - 9/30/2022

	9/1/2022 - 9/30/2022			1/1/2022 - 9/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Operating Income</u>							
3010 - Owner Assessments	\$370.00	\$0.00	\$370.00	\$18,024.57	\$18,090.00	(\$65.43)	\$24,120.00
3020 - Late Fees & Interest	\$38.06	\$0.00	\$38.06	\$219.87	\$0.00	\$219.87	\$0.00
3180 - Interest Earned	\$0.36	\$0.00	\$0.36	\$3.21	\$0.00	\$3.21	\$0.00
<u>Total Operating Income</u>	\$408.42	\$0.00	\$408.42	\$18,247.65	\$18,090.00	\$157.65	\$24,120.00
Total Income	\$408.42	\$0.00	\$408.42	\$18,247.65	\$18,090.00	\$157.65	\$24,120.00
Expense							
<u>Administrative Expenses</u>							
4705 - Accounting/Tax Preparation	\$0.00	\$0.00	\$0.00	\$362.00	\$350.00	(\$12.00)	\$350.00
4710 - Management Fees	\$647.00	\$647.00	\$0.00	\$5,823.00	\$5,823.00	\$0.00	\$7,764.00
4715 - Postage	\$0.00	\$27.08	\$27.08	\$80.75	\$243.72	\$162.97	\$325.00
4720 - Copies	\$0.00	\$27.08	\$27.08	\$44.52	\$243.72	\$199.20	\$325.00
4730 - Statements	\$0.00	\$0.00	\$0.00	\$281.55	\$300.00	\$18.45	\$400.00
4735 - Legal Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$375.00	\$375.00	\$500.00
4745 - Office Supplies	\$0.00	\$16.67	\$16.67	\$77.22	\$150.03	\$72.81	\$200.00
4755 - Meeting Expenses	\$0.00	\$60.00	\$60.00	\$150.00	\$240.00	\$90.00	\$300.00
4765 - Fax Service	\$0.00	\$0.00	\$0.00	\$0.00	\$6.00	\$6.00	\$6.00
4780 - Web-Site Expenses	\$0.00	\$16.67	\$16.67	\$78.75	\$150.03	\$71.28	\$200.00
4791 - Storage	\$0.00	\$11.00	\$11.00	\$88.00	\$99.00	\$11.00	\$132.00
4792 - Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00	\$100.00
<u>Total Administrative Expenses</u>	\$647.00	\$805.50	\$158.50	\$6,985.79	\$8,080.50	\$1,094.71	\$10,602.00
<u>Fixed Expenses</u>							
4010 - Property Tax	\$24.39	\$30.00	\$5.61	\$24.39	\$30.00	\$5.61	\$30.00
4011 - Reserve Transfers	\$0.00	\$0.00	\$0.00	\$1,491.00	\$1,491.00	\$0.00	\$1,988.00
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	\$50.00	\$0.00	\$50.00
4030 - Liability/D&O Insurance	\$0.00	\$0.00	\$0.00	\$1,788.00	\$1,800.00	\$12.00	\$1,800.00
<u>Total Fixed Expenses</u>	\$24.39	\$30.00	\$5.61	\$3,363.39	\$3,381.00	\$17.61	\$3,878.00
<u>Landscaping Expenses</u>							
4605 - Landscape Maintenance Contract	\$770.00	\$770.00	\$0.00	\$6,984.00	\$6,930.00	(\$54.00)	\$9,240.00
4660 - Non-Contract Landscaping	\$0.00	\$8.33	\$8.33	\$0.00	\$74.97	\$74.97	\$100.00
<u>Total Landscaping Expenses</u>	\$770.00	\$778.33	\$8.33	\$6,984.00	\$7,004.97	\$20.97	\$9,340.00
<u>Maintenance Expenses</u>							
4305 - General Maintenance	\$0.00	\$0.00	\$0.00	\$62.24	\$250.00	\$187.76	\$250.00
<u>Total Maintenance Expenses</u>	\$0.00	\$0.00	\$0.00	\$62.24	\$250.00	\$187.76	\$250.00
<u>Operating Expenses</u>							
4225 - Vandalism	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$50.00
<u>Total Operating Expenses</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$50.00
Total Expense	\$1,441.39	\$1,613.83	\$172.44	\$17,395.42	\$18,766.47	\$1,371.05	\$24,120.00
Operating Net Income	(\$1,032.97)	(\$1,613.83)	\$580.86	\$852.23	(\$676.47)	\$1,528.70	\$0.00

The Estates at Cienega Creek Preserve Community Association
Budget Comparison Report
9/1/2022 - 9/30/2022

	9/1/2022 - 9/30/2022			1/1/2022 - 9/30/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Reserve Income							
<u>Reserve Income</u>							
5001 - Reserve Interest Earned	\$2.93	\$0.00	\$2.93	\$26.20	\$0.00	\$26.20	\$0.00
5005 - Reserve Contribution	\$0.00	\$0.00	\$0.00	\$1,491.00	\$0.00	\$1,491.00	\$0.00
<u>Total Reserve Income</u>	\$2.93	\$0.00	\$2.93	\$1,517.20	\$0.00	\$1,517.20	\$0.00
Total Reserve Income	\$2.93	\$0.00	\$2.93	\$1,517.20	\$0.00	\$1,517.20	\$0.00
Reserve Net Income	\$2.93	\$0.00	\$2.93	\$1,517.20	\$0.00	\$1,517.20	\$0.00
Net Income	(\$1,030.04)	(\$1,613.83)	\$583.79	\$2,369.43	(\$676.47)	\$3,045.90	\$0.00

**The Estates at Cienega Creek Preserve Community Association
Cash Flow Statement
9/1/2022 - 9/30/2022**

Account	Beginning Balance	Increase	Decrease	Ending Balance	Net Change
				Total Cash on Hand 9/1/2022:	\$52,520.13
1001 - Alliance Bank - Operating	\$16,860.64	\$3,347.69	\$1,666.39	\$18,541.94	\$1,681.30
1002 - Alliance Bank - Reserves	\$35,659.49	\$2.93	\$0.00	\$35,662.42	\$2.93
				Total Net Change 9/1/2022 - 9/30/2022:	\$1,684.23
				Total Cash on Hand 9/30/2022:	\$54,204.36

The Estates at Cienega Creek Preserve Community Association
Income Statement
1/1/2022 - 9/30/2022

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	YTD
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Income										
<u>Operating Income</u>										
3010 - Owner Assessments	\$5,537.90	\$162.10	\$140.00	\$5,700.63	\$59.37	\$195.73	\$5,720.31	\$138.53	\$370.00	\$18,024.57
3020 - Late Fees & Interest	\$35.14	\$0.59	\$26.58	\$13.65	\$0.47	\$21.12	\$17.17	\$67.09	\$38.06	\$219.87
3180 - Interest Earned	\$0.39	\$0.34	\$0.35	\$0.35	\$0.35	\$0.33	\$0.38	\$0.36	\$0.36	\$3.21
<u>Total Operating Income</u>	<u>\$5,573.43</u>	<u>\$163.03</u>	<u>\$166.93</u>	<u>\$5,714.63</u>	<u>\$60.19</u>	<u>\$217.18</u>	<u>\$5,737.86</u>	<u>\$205.98</u>	<u>\$408.42</u>	<u>\$18,247.65</u>
<i>Total Income</i>	<i>\$5,573.43</i>	<i>\$163.03</i>	<i>\$166.93</i>	<i>\$5,714.63</i>	<i>\$60.19</i>	<i>\$217.18</i>	<i>\$5,737.86</i>	<i>\$205.98</i>	<i>\$408.42</i>	<i>\$18,247.65</i>

Expense										
<u>Administrative Expenses</u>										
4705 - Accounting/Tax Preparation	\$0.00	\$362.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$362.00
4710 - Management Fees	\$647.00	\$647.00	\$647.00	\$647.00	\$647.00	\$647.00	\$647.00	\$647.00	\$647.00	\$5,823.00
4715 - Postage	\$2.32	\$1.74	\$2.32	\$14.50	\$20.17	\$0.00	\$25.33	\$14.37	\$0.00	\$80.75
4720 - Copies	\$0.72	\$1.95	\$2.10	\$6.15	\$9.00	\$0.00	\$19.65	\$4.95	\$0.00	\$44.52
4730 - Statements	\$88.85	\$0.00	\$0.00	\$96.35	\$0.00	\$0.00	\$96.35	\$0.00	\$0.00	\$281.55
4745 - Office Supplies	\$7.42	\$7.95	\$9.90	\$12.30	\$12.80	\$0.00	\$16.95	\$9.90	\$0.00	\$77.22
4755 - Meeting Expenses	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$0.00	\$150.00
4780 - Web-Site Expenses	\$0.00	\$0.00	\$0.00	\$33.75	\$0.00	\$0.00	\$45.00	\$0.00	\$0.00	\$78.75
4791 - Storage	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$0.00	\$22.00	\$11.00	\$0.00	\$88.00
<u>Total Administrative Expenses</u>	<u>\$807.31</u>	<u>\$1,031.64</u>	<u>\$672.32</u>	<u>\$821.05</u>	<u>\$699.97</u>	<u>\$647.00</u>	<u>\$922.28</u>	<u>\$737.22</u>	<u>\$647.00</u>	<u>\$6,985.79</u>

<u>Fixed Expenses</u>										
4010 - Property Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24.39	\$24.39
4011 - Reserve Transfers	\$497.00	\$0.00	\$0.00	\$497.00	\$0.00	\$0.00	\$497.00	\$0.00	\$0.00	\$1,491.00
4015 - ACC Reporting	\$0.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00
4020 - Income Taxes - State/Federal	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
4030 - Liability/D&O Insurance	\$0.00	\$150.00	\$1,638.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,788.00
<u>Total Fixed Expenses</u>	<u>\$497.00</u>	<u>\$200.00</u>	<u>\$1,648.00</u>	<u>\$497.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$497.00</u>	<u>\$0.00</u>	<u>\$24.39</u>	<u>\$3,363.39</u>

<u>Landscaping Expenses</u>										
4605 - Landscape Maintenance	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$797.00	\$797.00	\$770.00	\$6,984.00

The Estates at Cienega Creek Preserve Community Association
Income Statement
1/1/2022 - 9/30/2022

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	YTD
Contract										
<u>Total Landscaping Expenses</u>	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$797.00	\$797.00	\$770.00	\$6,984.00
Maintenance Expenses										
4305 - General Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$62.24	\$0.00	\$0.00	\$0.00	\$0.00	\$62.24
<u>Total Maintenance Expenses</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$62.24	\$0.00	\$0.00	\$0.00	\$0.00	\$62.24
Total Expense	\$2,074.31	\$2,001.64	\$3,090.32	\$2,088.05	\$1,532.21	\$1,417.00	\$2,216.28	\$1,534.22	\$1,441.39	\$17,395.42
Operating Net Income	\$3,499.12	(\$1,838.61)	(\$2,923.39)	\$3,626.58	(\$1,472.02)	(\$1,199.82)	\$3,521.58	(\$1,328.24)	(\$1,032.97)	\$852.23
Reserve Income										
<u>Reserve Income</u>										
5001 - Reserve Interest Earned	\$2.91	\$2.66	\$2.94	\$2.85	\$2.99	\$2.89	\$3.00	\$3.03	\$2.93	\$26.20
5005 - Reserve Contribution	\$497.00	\$0.00	\$0.00	\$497.00	\$0.00	\$0.00	\$497.00	\$0.00	\$0.00	\$1,491.00
<u>Total Reserve Income</u>	\$499.91	\$2.66	\$2.94	\$499.85	\$2.99	\$2.89	\$500.00	\$3.03	\$2.93	\$1,517.20
Total Reserve Income	\$499.91	\$2.66	\$2.94	\$499.85	\$2.99	\$2.89	\$500.00	\$3.03	\$2.93	\$1,517.20
Reserve Expense										
<u>Total Reserve Expense</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Net Income	\$499.91	\$2.66	\$2.94	\$499.85	\$2.99	\$2.89	\$500.00	\$3.03	\$2.93	\$1,517.20
Net Income	\$3,999.03	(\$1,835.95)	(\$2,920.45)	\$4,126.43	(\$1,469.03)	(\$1,196.93)	\$4,021.58	(\$1,325.21)	(\$1,030.04)	\$2,369.43