

**Estates at Cienega Creek Preserve
Summary of Financial Report
October 2023**

Operating

Last Month Ending balance	\$	19,111.51
Total Income-Current Month	\$	5,499.14
CCM Rebill Fee/Return Item Fee Income	\$	101.46
Total Expenses-Current Month	\$	2,170.79
CCM Rebill Fee Expense	\$	-
Change In Prepaid	\$	(2,621.73)
This Month Ending Balance	\$	19,919.59

Reserve

Last Month Ending Balance	\$	36,694.63
Total Income-Current Month	\$	164.93
Total Expenses-Current Month	\$	-
This Month Ending Balance	\$	36,859.56

Account Balances

Operating Balance - Alliance Bank	\$	19,919.59
Reserve Balance - Alliance Bank	\$	36,859.56
Delinquent Assessments	\$	5,748.91
Prepaid Assessments	\$	1,626.44

The Estates at Cienega Creek Preserve Community Association
Fund Balance Sheet
Period Through: 10/31/2023

Assets

Operating Assets		
1001 - Alliance Bank - Operating	\$19,919.59	
Operating Assets Total	\$19,919.59	
Reserve Assets		
1002 - Alliance Bank - Reserves	\$36,859.56	
Reserve Assets Total	\$36,859.56	
Assets Total		\$56,779.15

Liabilities and Equity

Operating Liability		
1394 - CCM Processing Fee	\$53.46	
1396 - CCM Rebill Fee	\$225.00	
3999 - Prepaid Assessments	\$1,626.44	
Operating Liability Total	\$1,904.90	
Operating Retained Earnings	\$13,754.58	
Reserve Retained Earnings	\$36,172.96	
Operating Net Income	\$4,260.11	
Reserve Net Income	\$686.60	
Liabilities & Equity Total		\$56,779.15

The Estates at Cienega Creek Preserve Community Association
Budget Comparison Report
10/1/2023 - 10/31/2023

	10/1/2023 - 10/31/2023			1/1/2023 - 10/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Operating Income</u>							
3010 - Owner Assessments	\$5,464.27	\$6,030.00	(\$565.73)	\$23,101.81	\$24,120.00	(\$1,018.19)	\$24,120.00
3020 - Late Fees & Interest	\$34.44	\$0.00	\$34.44	\$258.13	\$0.00	\$258.13	\$0.00
3180 - Interest Earned	\$0.43	\$0.00	\$0.43	\$3.94	\$0.00	\$3.94	\$0.00
<u>Total Operating Income</u>	\$5,499.14	\$6,030.00	(\$530.86)	\$23,363.88	\$24,120.00	(\$756.12)	\$24,120.00
Total Income	\$5,499.14	\$6,030.00	(\$530.86)	\$23,363.88	\$24,120.00	(\$756.12)	\$24,120.00
Expense							
<u>Administrative Expenses</u>							
4705 - Accounting/Tax Preparation	\$0.00	\$0.00	\$0.00	\$400.00	\$380.00	(\$20.00)	\$380.00
4710 - Management Fees	\$567.00	\$667.00	\$100.00	\$6,269.75	\$6,670.00	\$400.25	\$8,004.00
4713 - Management Mileage	\$137.55	\$25.00	(\$112.55)	\$400.86	\$250.00	(\$150.86)	\$300.00
4715 - Postage	\$111.58	\$15.00	(\$96.58)	\$400.59	\$150.00	(\$250.59)	\$325.00
4720 - Copies	\$14.04	\$15.00	\$0.96	\$169.75	\$150.00	(\$19.75)	\$325.00
4730 - Statements	\$119.50	\$115.50	(\$4.00)	\$471.00	\$462.00	(\$9.00)	\$462.00
4735 - Legal Expense	\$0.00	\$42.00	\$42.00	\$0.00	\$416.00	\$416.00	\$500.00
4745 - Office Supplies	\$55.45	\$17.00	(\$38.45)	\$315.52	\$166.00	(\$149.52)	\$200.00
4755 - Meeting Expenses	\$200.00	\$0.00	(\$200.00)	\$200.00	\$500.00	\$300.00	\$600.00
4765 - Fax Service	\$0.00	\$0.00	\$0.00	\$0.00	\$5.00	\$5.00	\$5.00
4780 - Web-Site Expenses	\$0.00	\$56.25	\$56.25	\$371.39	\$225.00	(\$146.39)	\$225.00
4791 - Storage	\$11.00	\$11.00	\$0.00	\$110.00	\$110.00	\$0.00	\$132.00
4792 - Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00	\$100.00
<u>Total Administrative Expenses</u>	\$1,216.12	\$963.75	(\$252.37)	\$9,108.86	\$9,584.00	\$475.14	\$11,558.00
<u>Fixed Expenses</u>							
4010 - Property Tax	\$24.42	\$27.00	\$2.58	\$24.42	\$27.00	\$2.58	\$27.00
4011 - Reserve Transfers	\$160.25	\$160.25	\$0.00	\$641.00	\$641.00	\$0.00	\$641.00
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	\$1,509.00	\$1,870.00	\$361.00	\$1,870.00
<u>Total Fixed Expenses</u>	\$184.67	\$187.25	\$2.58	\$2,234.42	\$2,598.00	\$363.58	\$2,598.00
<u>Landscaping Expenses</u>							
4605 - Landscape Maintenance Contract	\$770.00	\$797.00	\$27.00	\$7,700.00	\$7,970.00	\$270.00	\$9,564.00
4660 - Non-Contract Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00	\$100.00
<u>Total Landscaping Expenses</u>	\$770.00	\$797.00	\$27.00	\$7,700.00	\$8,070.00	\$370.00	\$9,664.00
<u>Maintenance Expenses</u>							
4305 - General Maintenance	\$0.00	\$20.00	\$20.00	\$60.49	\$210.00	\$149.51	\$250.00
<u>Total Maintenance Expenses</u>	\$0.00	\$20.00	\$20.00	\$60.49	\$210.00	\$149.51	\$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	\$2,170.79	\$1,968.00	(\$202.79)	\$19,103.77	\$20,512.00	\$1,408.23	\$24,120.00

The Estates at Cienega Creek Preserve Community Association
Budget Comparison Report
10/1/2023 - 10/31/2023

	10/1/2023 - 10/31/2023			1/1/2023 - 10/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	\$3,328.35	\$4,062.00	(\$733.65)	\$4,260.11	\$3,608.00	\$652.11	\$0.00
Reserve Income							
<u>Reserve Income</u>							
5001 - Reserve Interest Earned	\$4.68	\$0.00	\$4.68	\$45.60	\$0.00	\$45.60	\$0.00
5005 - Reserve Contribution	\$160.25	\$0.00	\$160.25	\$641.00	\$0.00	\$641.00	\$0.00
<u>Total Reserve Income</u>	\$164.93	\$0.00	\$164.93	\$686.60	\$0.00	\$686.60	\$0.00
Total Reserve Income	\$164.93	\$0.00	\$164.93	\$686.60	\$0.00	\$686.60	\$0.00
Reserve Net Income	\$164.93	\$0.00	\$164.93	\$686.60	\$0.00	\$686.60	\$0.00
Net Income	\$3,493.28	\$4,062.00	(\$568.72)	\$4,946.71	\$3,608.00	\$1,338.71	\$0.00

The Estates at Cienega Creek Preserve Community Association
Income Statement
1/1/2023 - 10/31/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	YTD
<u>Total Landscaping Expenses</u>	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$7,700.00
<u>Maintenance Expenses</u>											
4305 - General Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$60.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.49
<u>Total Maintenance Expenses</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$60.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.49
<i>Total Expense</i>	\$1,911.12	\$1,608.59	\$3,443.88	\$1,846.11	\$1,562.76	\$1,240.11	\$2,193.26	\$1,587.34	\$1,539.81	\$2,170.79	\$19,103.77
<u>Operating Net Income</u>	\$3,830.50	(\$1,337.50)	(\$3,421.48)	\$3,709.98	(\$1,471.64)	(\$796.19)	\$2,939.32	(\$1,297.59)	(\$1,223.64)	\$3,328.35	\$4,260.11
Reserve Income											
<u>Reserve Income</u>											
5001 - Reserve Interest Earned	\$4.61	\$4.18	\$4.63	\$4.49	\$4.65	\$4.51	\$4.65	\$4.68	\$4.52	\$4.68	\$45.60
5005 - Reserve Contribution	\$160.25	\$0.00	\$0.00	\$160.25	\$0.00	\$0.00	\$160.25	\$0.00	\$0.00	\$160.25	\$641.00
<u>Total Reserve Income</u>	\$164.86	\$4.18	\$4.63	\$164.74	\$4.65	\$4.51	\$164.90	\$4.68	\$4.52	\$164.93	\$686.60
<i>Total Reserve Income</i>	\$164.86	\$4.18	\$4.63	\$164.74	\$4.65	\$4.51	\$164.90	\$4.68	\$4.52	\$164.93	\$686.60
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	\$0.00
<u>Reserve Net Income</u>	\$164.86	\$4.18	\$4.63	\$164.74	\$4.65	\$4.51	\$164.90	\$4.68	\$4.52	\$164.93	\$686.60
<u>Net Income</u>	\$3,995.36	(\$1,333.32)	(\$3,416.85)	\$3,874.72	(\$1,466.99)	(\$791.68)	\$3,104.22	(\$1,292.91)	(\$1,219.12)	\$3,493.28	\$4,946.71

**The Estates at Cienega Creek Preserve Community Association
Cash Flow Statement
10/1/2023 - 10/31/2023**

Account	Beginning Balance	Increase	Decrease	Ending Balance	Net Change
1001 - Alliance Bank - Operating	\$19,111.51	\$2,978.87	\$2,170.79	\$19,919.59	\$808.08
1002 - Alliance Bank - Reserves	\$36,694.63	\$164.93	\$0.00	\$36,859.56	\$164.93
				Total Cash on Hand 10/1/2023:	\$55,806.14
				Total Net Change 10/1/2023 - 10/31/2023:	\$973.01
				Total Cash on Hand 10/31/2023:	\$56,779.15