

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

**Operating**

Last Month Ending balance	\$	17,743.14
Total Income-Current Month	\$	5,556.09
CCM Rebill Fee/Return Item Fee Income	\$	115.00
Total Expenses-Current Month	\$	1,846.11
CCM Rebill Fee Expense	\$	132.00
Change In Prepaid	\$	(2,764.34)
This Month Ending Balance	\$	18,671.78

**Reserve**

Last Month Ending Balance	\$	36,346.63
Total Income-Current Month	\$	164.74
Total Expenses-Current Month	\$	-
This Month Ending Balance	\$	36,511.37

**Account Balances**

Operating Balance - Alliance Bank	\$	18,671.78
Reserve Balance - Alliance Bank	\$	36,511.37
Delinquent Assessments	\$	4,333.76
Prepaid Assessments	\$	2,135.70
Unpaid Bills	\$	-

**The Estates at Cienega Creek Preserve Community Association**  
**Fund Balance Sheet**  
**Period Through: 4/30/2023**

**Assets**

Operating Assets		
1001 - Alliance Bank - Operating	\$18,671.78	
Operating Assets Total	<b>\$18,671.78</b>	
Reserve Assets		
1002 - Alliance Bank - Reserves	\$36,511.37	
Reserve Assets Total	<b>\$36,511.37</b>	
Assets Total		<b>\$55,183.15</b>
<b>Liabilities and Equity</b>		
Operating Liability		
3999 - Prepaid Assessments	\$2,135.70	
Operating Liability Total	<b>\$2,135.70</b>	
Operating Retained Earnings	<b>\$13,754.58</b>	
Reserve Retained Earnings	<b>\$36,172.96</b>	
Operating Net Income	\$2,781.50	
Reserve Net Income	\$338.41	
Liabilities & Equity Total		<b>\$55,183.15</b>

**The Estates at Cienega Creek Preserve Community Association**  
**Budget Comparison Report**  
**4/1/2023 - 4/30/2023**

	4/1/2023 - 4/30/2023			1/1/2023 - 4/30/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Operating Income</u>							
3010 - Owner Assessments	\$5,520.01	\$6,030.00	(\$509.99)	\$11,518.01	\$12,060.00	(\$541.99)	\$24,120.00
3020 - Late Fees & Interest	\$35.69	\$0.00	\$35.69	\$71.65	\$0.00	\$71.65	\$0.00
3180 - Interest Earned	\$0.39	\$0.00	\$0.39	\$1.54	\$0.00	\$1.54	\$0.00
<u>Total Operating Income</u>	\$5,556.09	\$6,030.00	(\$473.91)	\$11,591.20	\$12,060.00	(\$468.80)	\$24,120.00
<b>Total Income</b>	\$5,556.09	\$6,030.00	(\$473.91)	\$11,591.20	\$12,060.00	(\$468.80)	\$24,120.00
<b>Expense</b>							
<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	\$767.00	\$667.00	(\$100.00)	\$2,768.00	\$2,668.00	(\$100.00)	\$8,004.00
4713 - Management Mileage	\$0.00	\$25.00	\$25.00	\$0.00	\$100.00	\$100.00	\$300.00
4715 - Postage	\$48.54	\$15.00	(\$33.54)	\$117.89	\$60.00	(\$57.89)	\$325.00
4720 - Copies	\$17.82	\$15.00	(\$2.82)	\$62.64	\$60.00	(\$2.64)	\$325.00
4730 - Statements	\$119.00	\$115.50	(\$3.50)	\$234.00	\$231.00	(\$3.00)	\$462.00
4735 - Legal Expense	\$0.00	\$41.00	\$41.00	\$0.00	\$166.00	\$166.00	\$500.00
4745 - Office Supplies	\$42.50	\$17.00	(\$25.50)	\$146.17	\$66.00	(\$80.17)	\$200.00
4755 - Meeting Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00	\$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	\$67.50	\$112.50	\$45.00	\$225.00
4791 - Storage	\$11.00	\$11.00	\$0.00	\$44.00	\$44.00	\$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>	\$1,005.86	\$962.75	(\$43.11)	\$3,840.20	\$4,192.50	\$352.30	\$11,558.00
<u>Fixed Expenses</u>							
4010 - Property Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27.00
4011 - Reserve Transfers	\$160.25	\$160.25	\$0.00	\$320.50	\$320.50	\$0.00	\$641.00
4015 - ACC Reporting	\$10.00	\$0.00	(\$10.00)	\$10.00	\$10.00	\$0.00	\$10.00
4020 - Income Taxes - State/Federal	\$50.00	\$0.00	(\$50.00)	\$50.00	\$50.00	\$0.00	\$50.00
4030 - Liability/D&O Insurance	(\$150.00)	\$0.00	\$150.00	\$1,509.00	\$1,870.00	\$361.00	\$1,870.00
<u>Total Fixed Expenses</u>	\$70.25	\$160.25	\$90.00	\$1,889.50	\$2,250.50	\$361.00	\$2,598.00
<u>Landscaping Expenses</u>							
4605 - Landscape Maintenance Contract	\$770.00	\$797.00	\$27.00	\$3,080.00	\$3,188.00	\$108.00	\$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	\$3,080.00	\$3,288.00	\$208.00	\$9,664.00
<u>Maintenance Expenses</u>							
4305 - General Maintenance	\$0.00	\$20.00	\$20.00	\$0.00	\$84.00	\$84.00	\$250.00
<u>Total Maintenance Expenses</u>	\$0.00	\$20.00	\$20.00	\$0.00	\$84.00	\$84.00	\$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
<b>Total Expense</b>	\$1,846.11	\$1,940.00	\$93.89	\$8,809.70	\$9,865.00	\$1,055.30	\$24,120.00

**The Estates at Cienega Creek Preserve Community Association**  
**Budget Comparison Report**  
**4/1/2023 - 4/30/2023**

	4/1/2023 - 4/30/2023			1/1/2023 - 4/30/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$3,709.98	\$4,090.00	(\$380.02)	\$2,781.50	\$2,195.00	\$586.50	\$0.00
<b>Reserve Income</b>							
<u>Reserve Income</u>							
5001 - Reserve Interest Earned	\$4.49	\$0.00	\$4.49	\$17.91	\$0.00	\$17.91	\$0.00
5005 - Reserve Contribution	\$160.25	\$0.00	\$160.25	\$320.50	\$0.00	\$320.50	\$0.00
<u>Total Reserve Income</u>	\$164.74	\$0.00	\$164.74	\$338.41	\$0.00	\$338.41	\$0.00
<b>Total Reserve Income</b>	\$164.74	\$0.00	\$164.74	\$338.41	\$0.00	\$338.41	\$0.00
Reserve Net Income	\$164.74	\$0.00	\$164.74	\$338.41	\$0.00	\$338.41	\$0.00
Net Income	\$3,874.72	\$4,090.00	(\$215.28)	\$3,119.91	\$2,195.00	\$924.91	\$0.00

**The Estates at Cienega Creek Preserve Community Association**  
**Income Statement**  
**1/1/2023 - 4/30/2023**

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	YTD
<b>Income</b>					
<u>Operating Income</u>					
3010 - Owner Assessments	\$5,724.00	\$270.00	\$4.00	\$5,520.01	\$11,518.01
3020 - Late Fees & Interest	\$17.22	\$0.73	\$18.01	\$35.69	\$71.65
3180 - Interest Earned	\$0.40	\$0.36	\$0.39	\$0.00	\$1.15
<u>Total Operating Income</u>	<u>\$5,741.62</u>	<u>\$271.09</u>	<u>\$22.40</u>	<u>\$5,555.70</u>	<u>\$11,590.81</u>
<i>Total Income</i>	<i>\$5,741.62</i>	<i>\$271.09</i>	<i>\$22.40</i>	<i>\$5,555.70</i>	<i>\$11,590.81</i>
<b>Expense</b>					
<u>Administrative Expenses</u>					
4705 - Accounting/Tax Preparation	\$0.00	\$0.00	\$400.00	\$0.00	\$400.00
4710 - Management Fees	\$667.00	\$667.00	\$667.00	\$767.00	\$2,768.00
4715 - Postage	\$57.96	\$2.07	\$9.32	\$48.54	\$117.89
4720 - Copies	\$41.94	\$1.62	\$1.26	\$17.82	\$62.64
4730 - Statements	\$115.00	\$0.00	\$0.00	\$119.00	\$234.00
4745 - Office Supplies	\$87.97	\$6.90	\$8.80	\$42.50	\$146.17
4780 - Web-Site Expenses	\$0.00	\$0.00	\$67.50	\$0.00	\$67.50
4791 - Storage	\$11.00	\$11.00	\$11.00	\$11.00	\$44.00
<u>Total Administrative Expenses</u>	<u>\$980.87</u>	<u>\$688.59</u>	<u>\$1,164.88</u>	<u>\$1,005.86</u>	<u>\$3,840.20</u>
<u>Fixed Expenses</u>					
4011 - Reserve Transfers	\$160.25	\$0.00	\$0.00	\$160.25	\$320.50
4015 - ACC Reporting	\$0.00	\$0.00	\$0.00	\$10.00	\$10.00
4020 - Income Taxes - State/Federal	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
4030 - Liability/D&O Insurance	\$0.00	\$150.00	\$1,509.00	(\$150.00)	\$1,509.00
<u>Total Fixed Expenses</u>	<u>\$160.25</u>	<u>\$150.00</u>	<u>\$1,509.00</u>	<u>\$70.25</u>	<u>\$1,889.50</u>
<u>Landscaping Expenses</u>					
4605 - Landscape Maintenance Contract	\$770.00	\$770.00	\$770.00	\$770.00	\$3,080.00
<u>Total Landscaping Expenses</u>	<u>\$770.00</u>	<u>\$770.00</u>	<u>\$770.00</u>	<u>\$770.00</u>	<u>\$3,080.00</u>
<i>Total Expense</i>	<i>\$1,911.12</i>	<i>\$1,608.59</i>	<i>\$3,443.88</i>	<i>\$1,846.11</i>	<i>\$8,809.70</i>
 Operating Net Income	 <u>\$3,830.50</u>	 <u>(\$1,337.50)</u>	 <u>(\$3,421.48)</u>	 <u>\$3,709.59</u>	 <u>\$2,781.11</u>
<b>Reserve Income</b>					
<u>Reserve Income</u>					
5001 - Reserve Interest Earned	\$4.61	\$4.18	\$4.63	\$0.00	\$13.42
5005 - Reserve Contribution	\$160.25	\$0.00	\$0.00	\$160.25	\$320.50

**The Estates at Cienega Creek Preserve Community Association**  
**Income Statement**  
**1/1/2023 - 4/30/2023**

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	YTD
<u>Total Reserve Income</u>	\$164.86	\$4.18	\$4.63	\$160.25	\$333.92
<i>Total Reserve Income</i>	\$164.86	\$4.18	\$4.63	\$160.25	\$333.92
<b>Reserve Expense</b>	<hr/>				
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Net Income	\$164.86	\$4.18	\$4.63	\$160.25	\$333.92
Net Income	\$3,995.36	(\$1,333.32)	(\$3,416.85)	\$3,869.84	\$3,115.03

**The Estates at Cienega Creek Preserve Community Association  
Cash Flow Statement  
4/1/2023 - 4/30/2023**

<b>Account</b>	<b>Beginning Balance</b>	<b>Increase</b>	<b>Decrease</b>	<b>Ending Balance</b>	<b>Net Change</b>
				<b>Total Cash on Hand 4/1/2023:</b>	<b>\$54,089.77</b>
1001 - Alliance Bank - Operating	\$17,743.14	\$3,056.75	\$2,128.11	\$18,671.78	\$928.64
1002 - Alliance Bank - Reserves	\$36,346.63	\$164.74	\$0.00	\$36,511.37	\$164.74
				<b>Total Net Change 4/1/2023 - 4/30/2023:</b>	<b>\$1,093.38</b>
				<b>Total Cash on Hand 4/30/2023:</b>	<b>\$55,183.15</b>