

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

**Operating**

Last Month Ending balance	\$	18,671.78
Total Income-Current Month	\$	91.12
CCM Rebill Fee/Return Item Fee Income	\$	0.54
Total Expenses-Current Month	\$	1,562.76
CCM Rebill Fee Expense	\$	-
Change In Prepaid	\$	209.46
This Month Ending Balance	\$	17,410.14

**Reserve**

Last Month Ending Balance	\$	36,511.37
Total Income-Current Month	\$	4.65
Total Expenses-Current Month	\$	-
This Month Ending Balance	\$	36,516.02

**Account Balances**

Operating Balance - Alliance Bank	\$	17,410.14
Reserve Balance - Alliance Bank	\$	36,516.02
Delinquent Assessments	\$	4,373.78
Prepaid Assessments	\$	2,345.16
Unpaid Bills	\$	-

**The Estates at Cienega Creek Preserve Community Association**  
**Fund Balance Sheet**  
**Period Through: 5/31/2023**

**Assets**

Operating Assets	
1001 - Alliance Bank - Operating	\$17,410.14
Operating Assets Total	<b>\$17,410.14</b>

Reserve Assets	
1002 - Alliance Bank - Reserves	\$36,516.02
Reserve Assets Total	<b>\$36,516.02</b>

Assets Total		<b>\$53,926.16</b>
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**Liabilities and Equity**

Operating Liability	
1394 - CCM Processing Fee	\$0.54
3999 - Prepaid Assessments	\$2,345.16
Operating Liability Total	<b>\$2,345.70</b>

Operating Retained Earnings	<b>\$13,754.58</b>
Reserve Retained Earnings	<b>\$36,172.96</b>

Operating Net Income	\$1,309.86
Reserve Net Income	\$343.06

Liabilities & Equity Total		<b>\$53,926.16</b>
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**The Estates at Cienega Creek Preserve Community Association**  
**Budget Comparison Report**  
**5/1/2023 - 5/31/2023**

	5/1/2023 - 5/31/2023			1/1/2023 - 5/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Operating Income</u>							
3010 - Owner Assessments	\$90.00	\$0.00	\$90.00	\$11,608.01	\$12,060.00	(\$451.99)	\$24,120.00
3020 - Late Fees & Interest	\$0.73	\$0.00	\$0.73	\$72.38	\$0.00	\$72.38	\$0.00
3180 - Interest Earned	\$0.39	\$0.00	\$0.39	\$1.93	\$0.00	\$1.93	\$0.00
<u>Total Operating Income</u>	\$91.12	\$0.00	\$91.12	\$11,682.32	\$12,060.00	(\$377.68)	\$24,120.00
<b>Total Income</b>	\$91.12	\$0.00	\$91.12	\$11,682.32	\$12,060.00	(\$377.68)	\$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	\$667.00	\$667.00	\$0.00	\$3,435.00	\$3,335.00	(\$100.00)	\$8,004.00
4713 - Management Mileage	\$0.00	\$25.00	\$25.00	\$0.00	\$125.00	\$125.00	\$300.00
4715 - Postage	\$21.01	\$15.00	(\$6.01)	\$138.90	\$75.00	(\$63.90)	\$325.00
4720 - Copies	\$12.06	\$15.00	\$2.94	\$74.70	\$75.00	\$0.30	\$325.00
4730 - Statements	\$0.00	\$0.00	\$0.00	\$234.00	\$231.00	(\$3.00)	\$462.00
4735 - Legal Expense	\$0.00	\$42.00	\$42.00	\$0.00	\$208.00	\$208.00	\$500.00
4745 - Office Supplies	\$21.20	\$16.00	(\$5.20)	\$167.37	\$82.00	(\$85.37)	\$200.00
4755 - Meeting Expenses	\$0.00	\$100.00	\$100.00	\$0.00	\$300.00	\$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	\$0.00	\$0.00	\$67.50	\$112.50	\$45.00	\$225.00
4791 - Storage	\$11.00	\$11.00	\$0.00	\$55.00	\$55.00	\$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>	\$732.27	\$891.00	\$158.73	\$4,572.47	\$5,083.50	\$511.03	\$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	\$0.00	\$0.00	\$0.00	\$320.50	\$320.50	\$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>	\$0.00	\$0.00	\$0.00	\$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	\$3,850.00	\$3,985.00	\$135.00	\$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	\$3,850.00	\$4,085.00	\$235.00	\$9,664.00
<u>Maintenance Expenses</u>							
4305 - General Maintenance	\$60.49	\$22.00	(\$38.49)	\$60.49	\$106.00	\$45.51	\$250.00
<u>Total Maintenance Expenses</u>	\$60.49	\$22.00	(\$38.49)	\$60.49	\$106.00	\$45.51	\$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
<b>Total Expense</b>	\$1,562.76	\$1,710.00	\$147.24	\$10,372.46	\$11,575.00	\$1,202.54	\$24,120.00

**The Estates at Cienega Creek Preserve Community Association**  
**Budget Comparison Report**  
**5/1/2023 - 5/31/2023**

	5/1/2023 - 5/31/2023			1/1/2023 - 5/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	(\$1,471.64)	(\$1,710.00)	\$238.36	\$1,309.86	\$485.00	\$824.86	\$0.00
<b>Reserve Income</b>							
<u>Reserve Income</u>							
5001 - Reserve Interest Earned	\$4.65	\$0.00	\$4.65	\$22.56	\$0.00	\$22.56	\$0.00
5005 - Reserve Contribution	\$0.00	\$0.00	\$0.00	\$320.50	\$0.00	\$320.50	\$0.00
<u>Total Reserve Income</u>	\$4.65	\$0.00	\$4.65	\$343.06	\$0.00	\$343.06	\$0.00
<b>Total Reserve Income</b>	\$4.65	\$0.00	\$4.65	\$343.06	\$0.00	\$343.06	\$0.00
Reserve Net Income	\$4.65	\$0.00	\$4.65	\$343.06	\$0.00	\$343.06	\$0.00
Net Income	(\$1,466.99)	(\$1,710.00)	\$243.01	\$1,652.92	\$485.00	\$1,167.92	\$0.00

**The Estates at Cienega Creek Preserve Community Association**  
**Income Statement**  
**1/1/2023 - 5/31/2023**

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	YTD
<b>Income</b>						
<u>Operating Income</u>						
3010 - Owner Assessments	\$5,724.00	\$270.00	\$4.00	\$5,520.01	\$90.00	\$11,608.01
3020 - Late Fees & Interest	\$17.22	\$0.73	\$18.01	\$35.69	\$0.73	\$72.38
3180 - Interest Earned	\$0.40	\$0.36	\$0.39	\$0.39	\$0.39	\$1.93
<u>Total Operating Income</u>	\$5,741.62	\$271.09	\$22.40	\$5,556.09	\$91.12	\$11,682.32
<i>Total Income</i>	\$5,741.62	\$271.09	\$22.40	\$5,556.09	\$91.12	\$11,682.32
<b>Expense</b>						
<u>Administrative Expenses</u>						
4705 - Accounting/Tax Preparation	\$0.00	\$0.00	\$400.00	\$0.00	\$0.00	\$400.00
4710 - Management Fees	\$667.00	\$667.00	\$667.00	\$767.00	\$667.00	\$3,435.00
4715 - Postage	\$57.96	\$2.07	\$9.32	\$48.54	\$21.01	\$138.90
4720 - Copies	\$41.94	\$1.62	\$1.26	\$17.82	\$12.06	\$74.70
4730 - Statements	\$115.00	\$0.00	\$0.00	\$119.00	\$0.00	\$234.00
4745 - Office Supplies	\$87.97	\$6.90	\$8.80	\$42.50	\$21.20	\$167.37
4780 - Web-Site Expenses	\$0.00	\$0.00	\$67.50	\$0.00	\$0.00	\$67.50
4791 - Storage	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$55.00
<u>Total Administrative Expenses</u>	\$980.87	\$688.59	\$1,164.88	\$1,005.86	\$732.27	\$4,572.47
<u>Fixed Expenses</u>						
4011 - Reserve Transfers	\$160.25	\$0.00	\$0.00	\$160.25	\$0.00	\$320.50
4015 - ACC Reporting	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$10.00
4020 - Income Taxes - State/Federal	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00
4030 - Liability/D&O Insurance	\$0.00	\$150.00	\$1,509.00	(\$150.00)	\$0.00	\$1,509.00
<u>Total Fixed Expenses</u>	\$160.25	\$150.00	\$1,509.00	\$70.25	\$0.00	\$1,889.50
<u>Landscaping Expenses</u>						
4605 - Landscape Maintenance Contract	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$3,850.00
<u>Total Landscaping Expenses</u>	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$3,850.00
<u>Maintenance Expenses</u>						
4305 - General Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$60.49	\$60.49
<u>Total Maintenance Expenses</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$60.49	\$60.49
<i>Total Expense</i>	\$1,911.12	\$1,608.59	\$3,443.88	\$1,846.11	\$1,562.76	\$10,372.46
<u>Operating Net Income</u>	\$3,830.50	(\$1,337.50)	(\$3,421.48)	\$3,709.98	(\$1,471.64)	\$1,309.86

**The Estates at Cienega Creek Preserve Community Association**  
**Income Statement**  
**1/1/2023 - 5/31/2023**

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	YTD
<b>Reserve Income</b>						
<u>Reserve Income</u>						
5001 - Reserve Interest Earned	\$4.61	\$4.18	\$4.63	\$4.49	\$4.65	\$22.56
5005 - Reserve Contribution	\$160.25	\$0.00	\$0.00	\$160.25	\$0.00	\$320.50
<u>Total Reserve Income</u>	\$164.86	\$4.18	\$4.63	\$164.74	\$4.65	\$343.06
<i>Total Reserve Income</i>	\$164.86	\$4.18	\$4.63	\$164.74	\$4.65	\$343.06
<b>Reserve Expense</b>						
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Net Income	\$164.86	\$4.18	\$4.63	\$164.74	\$4.65	\$343.06
Net Income	\$3,995.36	(\$1,333.32)	(\$3,416.85)	\$3,874.72	(\$1,466.99)	\$1,652.92

**The Estates at Cienega Creek Preserve Community Association  
Cash Flow Statement  
5/1/2023 - 5/31/2023**

<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 5/1/2023:</b>	<b>\$55,183.15</b>
1001 - Alliance Bank - Operating	\$18,671.78	\$301.12	\$1,562.76	\$17,410.14	(\$1,261.64)
1002 - Alliance Bank - Reserves	\$36,511.37	\$4.65	\$0.00	\$36,516.02	\$4.65
				<b>Total Net Change 5/1/2023 - 5/31/2023:</b>	<b>(\$1,256.99)</b>
				<b>Total Cash on Hand 5/31/2023:</b>	<b>\$53,926.16</b>