

**Estates at Cienega Creek Preserve
Summary of Financial Report
February 2024**

Operating

Last Month Ending balance	\$	20,798.73
Total Income-Current Month	\$	1,193.89
CCM Rebill Fee/Return Item Fee Income	\$	38.51
Total Expenses-Current Month	\$	1,928.09
CCM Rebill Fee Expense	\$	-
Change In Prepaid	\$	389.99
This Month Ending Balance	\$	20,493.03

Reserve

Last Month Ending Balance	\$	36,873.36
Total Income-Current Month	\$	0.82
Total Expenses-Current Month		
This Month Ending Balance	\$	36,874.18

Account Balances

Operating Balance - Alliance Bank	\$	20,493.03
Reserve Balance - Alliance Bank	\$	6,874.18
Reserve-Alliance Bank 6M APY 4.25% 07/31/2024	\$	5,000.00
Reserve-Alliance Bank 12M APY 4.50% 1/31/2025	\$	10,000.00
Reserve-Alliance Bank 24M APY 4.25% 1/31/2026	\$	10,000.00
Reserve-Alliance Bank 36M APY 4.00% 1/31/2027	\$	5,000.00
Delinquent Assessments	\$	6,969.39
Prepaid Assessments	\$	3,001.42

The Estates at Cienega Creek Preserve Community Association
Fund Balance Sheet
Period Through: 2/29/2024

Assets

Operating Assets	
1001 - Alliance Bank - Operating	\$20,493.03
Operating Assets Total	\$20,493.03

Reserve Assets	
1002 - Alliance Bank - Reserves	\$6,874.18
1006 - Alliance Bank 6M APY 4.25% 07/31/2024	\$5,000.00
1007 - Alliance Bank 12M APY 4.50% 1/31/2025	\$10,000.00
1008 - Alliance Bank 24M APY 4.25% 1/31/2026	\$10,000.00
1009 - Alliance Bank 36M APY 4.00% 1/31/2027	\$5,000.00
Reserve Assets Total	\$36,874.18

Assets Total		\$57,367.21
--------------	--	--------------------

Liabilities and Equity

Operating Liability	
1394 - CCM Processing Fee	\$55.46
1396 - CCM Rebill Fee	\$328.51
3999 - Prepaid Assessments	\$3,001.42
Operating Liability Total	\$3,385.39

Operating Retained Earnings	\$14,822.71
Reserve Retained Earnings	\$36,868.80

Operating Net Income	\$2,284.93
Reserve Net Income	\$5.38

Liabilities & Equity Total		\$57,367.21
----------------------------	--	--------------------

The Estates at Cienega Creek Preserve Community Association
Budget Comparison Report
2/1/2024 - 2/29/2024

	2/1/2024 - 2/29/2024			1/1/2024 - 2/29/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Operating Income</u>							
3010 - Owner Assessments	\$1,174.00	\$0.00	\$1,174.00	\$5,983.92	\$5,940.00	\$43.92	\$23,760.00
3020 - Late Fees & Interest	\$19.48	\$26.05	(\$6.57)	\$59.49	\$52.10	\$7.39	\$312.61
3180 - Interest Earned	\$0.41	\$4.76	(\$4.35)	\$0.82	\$9.52	(\$8.70)	\$57.12
<u>Total Operating Income</u>	\$1,193.89	\$30.81	\$1,163.08	\$6,044.23	\$6,001.62	\$42.61	\$24,129.73
Total Income	\$1,193.89	\$30.81	\$1,163.08	\$6,044.23	\$6,001.62	\$42.61	\$24,129.73
Expense							
<u>Administrative Expenses</u>							
4705 - Accounting/Tax Preparation	\$0.00	\$30.00	\$30.00	\$0.00	\$30.00	\$30.00	\$430.00
4710 - Management Fees	\$687.00	\$687.00	\$0.00	\$1,374.00	\$1,374.00	\$0.00	\$8,244.00
4713 - Management Mileage	\$0.00	\$29.26	\$29.26	\$196.50	\$58.52	(\$137.98)	\$351.08
4715 - Postage	\$55.52	\$25.58	(\$29.94)	\$69.09	\$51.16	(\$17.93)	\$306.95
4720 - Copies	\$17.22	\$14.12	(\$3.10)	\$20.46	\$28.24	\$7.78	\$169.50
4730 - Statements	\$120.00	\$0.00	(\$120.00)	\$120.00	\$118.00	(\$2.00)	\$472.00
4735 - Legal Expense	\$0.00	\$10.00	\$10.00	\$0.00	\$20.00	\$20.00	\$120.00
4745 - Office Supplies	\$29.35	\$29.00	(\$0.35)	\$41.25	\$58.00	\$16.75	\$348.00
4755 - Meeting Expenses	\$100.00	\$0.00	(\$100.00)	\$100.00	\$50.00	(\$50.00)	\$200.00
4780 - Web-Site Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$56.25	\$56.25	\$225.00
4791 - Storage	\$11.00	\$11.00	\$0.00	\$22.00	\$22.00	\$0.00	\$132.00
<u>Total Administrative Expenses</u>	\$1,020.09	\$835.96	(\$184.13)	\$1,943.30	\$1,866.17	(\$77.13)	\$10,998.53
<u>Fixed Expenses</u>							
4010 - Property Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24.00
4011 - Reserve Transfers	\$0.00	\$20.58	\$20.58	\$0.00	\$41.16	\$41.16	\$247.00
4015 - ACC Reporting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00
4020 - Income Taxes - State/Federal	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$50.00
4030 - Liability/D&O Insurance	\$0.00	\$150.00	\$150.00	\$0.00	\$150.00	\$150.00	\$1,705.00
<u>Total Fixed Expenses</u>	\$0.00	\$220.58	\$220.58	\$0.00	\$241.16	\$241.16	\$2,036.00
<u>Landscaping Expenses</u>							
4605 - Landscape Maintenance Contract	\$908.00	\$908.00	\$0.00	\$1,816.00	\$1,816.00	\$0.00	\$10,896.00
4660 - Non-Contract Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00	\$100.00
<u>Total Landscaping Expenses</u>	\$908.00	\$908.00	\$0.00	\$1,816.00	\$1,916.00	\$100.00	\$10,996.00
<u>Maintenance Expenses</u>							
4305 - General Maintenance	\$0.00	\$8.27	\$8.27	\$0.00	\$16.54	\$16.54	\$99.22
<u>Total Maintenance Expenses</u>	\$0.00	\$8.27	\$8.27	\$0.00	\$16.54	\$16.54	\$99.22
Total Expense	\$1,928.09	\$1,972.81	\$44.72	\$3,759.30	\$4,039.87	\$280.57	\$24,129.75
Operating Net Income	(\$734.20)	(\$1,942.00)	\$1,207.80	\$2,284.93	\$1,961.75	\$323.18	(\$0.02)
Reserve Income							
<u>Reserve Income</u>							
5001 - Reserve Interest Earned	\$0.82	\$0.00	\$0.82	\$5.38	\$0.00	\$5.38	\$0.00
<u>Total Reserve Income</u>	\$0.82	\$0.00	\$0.82	\$5.38	\$0.00	\$5.38	\$0.00

The Estates at Cienega Creek Preserve Community Association
Budget Comparison Report
2/1/2024 - 2/29/2024

	2/1/2024 - 2/29/2024			1/1/2024 - 2/29/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Reserve Income	\$0.82	\$0.00	\$0.82	\$5.38	\$0.00	\$5.38	\$0.00
Reserve Net Income	\$0.82	\$0.00	\$0.82	\$5.38	\$0.00	\$5.38	\$0.00
Net Income	(\$733.38)	(\$1,942.00)	\$1,208.62	\$2,290.31	\$1,961.75	\$328.56	(\$0.02)

The Estates at Cienega Creek Preserve Community Association
Income Statement
1/1/2024 - 2/29/2024

	Jan 2024	Feb 2024	YTD
Income			
<u>Operating Income</u>			
3010 - Owner Assessments	\$4,809.92	\$1,174.00	\$5,983.92
3020 - Late Fees & Interest	\$40.01	\$19.48	\$59.49
3180 - Interest Earned	\$0.41	\$0.41	\$0.82
<u>Total Operating Income</u>	\$4,850.34	\$1,193.89	\$6,044.23
<i>Total Income</i>	\$4,850.34	\$1,193.89	\$6,044.23
Expense			
<u>Administrative Expenses</u>			
4710 - Management Fees	\$687.00	\$687.00	\$1,374.00
4713 - Management Mileage	\$196.50	\$0.00	\$196.50
4715 - Postage	\$13.57	\$55.52	\$69.09
4720 - Copies	\$3.24	\$17.22	\$20.46
4730 - Statements	\$0.00	\$120.00	\$120.00
4745 - Office Supplies	\$11.90	\$29.35	\$41.25
4755 - Meeting Expenses	\$0.00	\$100.00	\$100.00
4791 - Storage	\$11.00	\$11.00	\$22.00
<u>Total Administrative Expenses</u>	\$923.21	\$1,020.09	\$1,943.30
<u>Landscaping Expenses</u>			
4605 - Landscape Maintenance Contract	\$908.00	\$908.00	\$1,816.00
<u>Total Landscaping Expenses</u>	\$908.00	\$908.00	\$1,816.00
<i>Total Expense</i>	\$1,831.21	\$1,928.09	\$3,759.30
Operating Net Income	\$3,019.13	(\$734.20)	\$2,284.93
Reserve Income			
<u>Reserve Income</u>			
5001 - Reserve Interest Earned	\$4.56	\$0.82	\$5.38
<u>Total Reserve Income</u>	\$4.56	\$0.82	\$5.38
<i>Total Reserve Income</i>	\$4.56	\$0.82	\$5.38
Reserve Expense			
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00
Reserve Net Income	\$4.56	\$0.82	\$5.38
Net Income	\$3,023.69	(\$733.38)	\$2,290.31

**The Estates at Cienega Creek Preserve Community Association
Cash Flow Statement
2/1/2024 - 2/29/2024**

Account	Beginning Balance	Increase	Decrease	Ending Balance	Net Change
				Total Cash on Hand 2/1/2024:	\$27,672.09
1001 - Alliance Bank - Operating	\$20,798.73	\$1,622.39	\$1,928.09	\$20,493.03	(\$305.70)
1002 - Alliance Bank - Reserves	\$6,873.36	\$0.82	\$0.00	\$6,874.18	\$0.82
				Total Net Change 2/1/2024 - 2/29/2024:	(\$304.88)
				Total Cash on Hand 2/29/2024:	\$27,367.21