

Estates at Cienega Creek Preserve Community Association

2023 Approved Operating Budget

Enclosed please find the Board approved 2023 Operating Budget.

There is no assessment increase for 2023.

Details of your assessments payments and due dates are shown below.

Quarterly Assessment Statement: Your 2023 quarterly assessment is \$90.00. This assessment is due on the first day of each month. Unpaid assessments will result in a late fee of \$15.00 being added after sixty (60) days of nonpayment.

Senate Bill 1531 has amended ARS 33-1256 and ARS 33-1807 relating to condominiums and planned communities. Effective January 1, 2020, the law requires that statements of account shall be provided to all homeowners on at least the same schedule as assessments are due (i.e. monthly, quarterly, semi-annually, etc.). Statements must show the current amount due **as well as the immediately preceding ledger history** to aid owners in understanding their assessment and fee history. This applies regardless of whether the member is in good standing, delinquent or in credit, and will be a required procedure affecting your association in terms of time incurred and/or cost.

If you have any questions regarding the budget or any Association issues, please do not hesitate to contact me at 520-297-0797 or you may also email me at info@Cadden.com.

For the Association,

Veronica Bonillas
Community Association Manager
Cadden Community Management

Attachments: 2023 Assumptions & 2023 Approved Operating Budget

Estates at Cienega Creek Preserve Community Association

2023 Assumptions

INCOME

- **Residential Income** – based on 67 homeowners paying a quarterly assessment of \$90.00.

EXPENSES

- **Property Taxes** are based on an estimate of taxes due.
- **The Arizona Corporation Commission (ACC) Report** must be filed annually at a cost of \$10.00 to renew the Association's non-profit corporation status.
- **Income Taxes** - Non-profit organizations pay a minimum tax of \$50.00 to the state. The majority of the income for the Association is considered Exempt Function Income and is not taxable.
- **Insurance** covers insurance for the association and its elected directors and officers.
- **Vandalism** covers any vandalism to common area elements.
- **General Repair and Maintenance** is based on maintenance expenses for the common areas.
- **Landscape Contract** is based on common area landscape.
- **Non-Contract Landscaping** is based on any landscaping projects that are not included in the landscaping maintenance contract.
- **Accounting/Tax Preparation** is for the preparation of the Association's State and Federal tax returns as well as a review of the Association's records by a public accountant.
- **Management Fees** - calculation is based on the signed contract with Cadden Community Management.
- **Postage** is based on estimated postage used.
- **Copies** required for Association business.
- **Quarterly statements** is based on requirement due to Senate Bill 1531 in which statements and ledgers need to be mailed (or emailed) to all homeowners.
- **Legal** is set aside for any legal advice and/or collection on delinquent accounts.
- **Office Supplies** are office and operating products such as checks for the operating and reserve accounts, envelopes, stationary, and storage boxes for Association files.
- **Meeting Expenses** are fees to reserve the meeting room at the Rincon Valley Fire Department.
- **Fax Service** is for the incoming faxes received.
- **Website** is for any updates or changes to the HOA's website.
- **Storage** is a monthly fee for storing HOA records. Increase for 2021 due to age of association, per the Cadden Community Management contract.
- **Contingency** is for unexpected expenses.
- **Reserve (Contributions)** is for capital maintenance items that the Association is required to maintain. The association has deemed this amount appropriate.

The Estates at Cienega Creek Preserve Community Association

2023 Approved Budget

\$90.00 PER HOME PER QUARTER

Approved:
11/30/22

GL Code		2020		2021		2022				2023
		Approved Budget	Year-End Actuals	Approved Budget	Year-End Actuals	Approved Budget	Jan-Oct Actual	Nov-Dec Estimated	Year End Estimated	Draft Budget
Assessment Rate										
Income										
3010	Owner Assessments	\$24,120	\$23,668	\$24,120	\$23,891	\$24,120	\$23,258	\$862	\$24,120	\$24,120
3020	Late Fees & Interest	\$0	\$464	\$0	\$391	\$0	\$237	\$20	\$257	\$0
3070	Fines - CC&R Violations	\$0	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3180	Interest Earned	\$0	\$9	\$0	\$5	\$0	\$4	\$2	\$6	\$0
	Total Income	\$24,120	\$24,491	\$24,120	\$24,287	\$24,120	\$23,498	\$884	\$24,383	\$24,120
Fixed Expenses										
4010	Property Tax	\$30	\$26	\$30	\$26	\$24	\$24	\$0	\$24	\$27
4011	Reserve Transfers-General	\$2,265	\$2,265	\$2,341	\$2,341	\$1,988	\$1,988	\$0	\$1,988	\$641
4015	ACC Reporting	\$10	\$10	\$10	\$10	\$10	\$10	\$0	\$10	\$10
4020	Income Taxes State & Federal	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$50	\$50
4030	Liability/D&O Insurance	\$1,800	\$1,688	\$1,800	\$1,710	\$1,788	\$1,788	\$0	\$1,788	\$1,870
Operating Expenses										
4225	Vandalism	\$50	\$0	\$50	\$0	\$50	\$0	\$50	\$50	\$50
Maintenance Expenses										
4305	General Maintenance	\$250	\$304	\$250	\$55	\$250	\$62	\$188	\$250	\$250
Landscape Expenses										
4605	Landscaping Maintenance Contract	\$8,928	\$8,928	\$8,928	\$8,928	\$9,240	\$7,754	\$1,486	\$9,240	\$9,564
4660	Non-Contract Landscaping	\$366	\$102	\$366	\$55	\$100	\$0	\$100	\$100	\$100
Administrative Expenses										
4705	Accounting/Tax Preparation	\$350	\$350	\$350	\$362	\$350	\$362	\$0	\$362	\$380
4710	Management	\$7,537	\$7,537	\$7,537	\$7,537	\$7,764	\$6,470	\$1,294	\$7,764	\$8,004
4713	Management Mileage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300
4715	Postage	\$350	\$388	\$325	\$293	\$325	\$152	\$255	\$407	\$325
4720	Copies	\$400	\$319	\$325	\$136	\$325	\$65	\$280	\$345	\$325
4730	Statements	\$400	\$367	\$400	\$357	\$400	\$397	\$116	\$512	\$462
4735	Legal Expense	\$500	\$54	\$500	\$620	\$500	\$0	\$500	\$500	\$500
4745	Office Supplies	\$200	\$305	\$200	\$180	\$200	\$239	-\$39	\$200	\$200
4755	Meeting Expenses	\$300	\$210	\$300	\$300	\$300	\$150	\$150	\$300	\$600
4765	Fax Service	\$6	\$0	\$6	\$0	\$6	\$0	\$5	\$5	\$5
4780	Web-Site Expenses	\$120	\$639	\$120	\$613	\$200	\$79	\$121	\$200	\$225
4791	Storage	\$108	\$118	\$132	\$132	\$132	\$110	\$22	\$132	\$132
4792	Contingency	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$100	\$100
	Total Expenses	\$24,120	\$23,659	\$24,120	\$23,704	\$24,102	\$19,700	\$4,628	\$24,327	\$24,120
	Net Income	\$0	\$832	\$0	\$583	\$18	\$3,799	-\$3,743	\$55	\$0

The Estates at Cienega Creek Preserve Community Association 2023 Approved Budget

GL Code	Income	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	# of Homes:		Total	
												Quarterly Assessment:			\$
3010	Owner Assessments	\$ 6,030.00	\$ -	\$ -	\$ 6,030.00	\$ -	\$ -	\$ 6,030.00	\$ -	\$ -	\$ 6,030.00	\$ -	\$ -	\$ -	67
3020	Late Fees & Interest														90.00
3180	Interest Earned														
Total Income		\$ 6,030.00	\$ -	\$ -	\$ 6,030.00	\$ -	\$ -	\$ 6,030.00	\$ -	\$ -	\$ 6,030.00	\$ -	\$ -	\$ 24,120.00	
Fixed Expenses															
4010	Property Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	27.00
4011	Reserve Transfers	\$ 160.25	\$ -	\$ -	\$ 160.25	\$ -	\$ -	\$ 160.25	\$ -	\$ -	\$ 160.25	\$ -	\$ -	\$ -	641.00
4015	ACC Reporting	\$ -	\$ -	\$ 10.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10.00
4020	Income Taxes State & Federal	\$ -	\$ 50.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50.00
4030	Liability/D&O Insurance	\$ -	\$ 150.00	\$ 1,720.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,870.00
Operating Expenses															
4225	Vandalism	\$ 50.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50.00
Maintenance Expenses															
4305	General Maintenance	\$ 22.00	\$ 20.00	\$ 22.00	\$ 20.00	\$ 22.00	\$ 20.00	\$ 22.00	\$ 20.00	\$ 22.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	250.00
Landscape Expenses															
4605	Landscaping Maintenance Contrac	\$ 797.00	\$ 797.00	\$ 797.00	\$ 797.00	\$ 797.00	\$ 797.00	\$ 797.00	\$ 797.00	\$ 797.00	\$ 797.00	\$ 797.00	\$ 797.00	\$ 797.00	9,564.00
4660	Non-Contract Landscaping	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100.00
Administrative Expenses															
4705	Accounting/Tax Preparation	\$ -	\$ 30.00	\$ 350.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	380.00
4710	Management	\$ 667.00	\$ 667.00	\$ 667.00	\$ 667.00	\$ 667.00	\$ 667.00	\$ 667.00	\$ 667.00	\$ 667.00	\$ 667.00	\$ 667.00	\$ 667.00	\$ 667.00	8,004.00
4713	Management Mileage	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	300.00
4715	Postage	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 87.50	\$ 87.50	325.00
4720	Copies	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 87.50	\$ 87.50	325.00
4730	Statements	\$ 115.50	\$ -	\$ -	\$ 115.50	\$ -	\$ -	\$ 115.50	\$ -	\$ -	\$ 115.50	\$ -	\$ -	\$ -	462.00
4735	Legal Expense	\$ 42.00	\$ 41.00	\$ 42.00	\$ 41.00	\$ 42.00	\$ 41.00	\$ 42.00	\$ 41.00	\$ 42.00	\$ 42.00	\$ 42.00	\$ 42.00	\$ 42.00	500.00
4745	Office Supplies	\$ 16.00	\$ 17.00	\$ 16.00	\$ 17.00	\$ 16.00	\$ 17.00	\$ 16.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00	200.00
4755	Meeting Expenses	\$ 100.00	\$ -	\$ 100.00	\$ -	\$ 100.00	\$ -	\$ 100.00	\$ -	\$ 100.00	\$ -	\$ 100.00	\$ -	\$ 100.00	600.00
4765	Fax	\$ 5.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5.00
4780	Website Expenses	\$ 56.25	\$ -	\$ -	\$ 56.25	\$ -	\$ -	\$ 56.25	\$ -	\$ -	\$ 56.25	\$ -	\$ -	\$ -	225.00
4791	Storage	\$ 11.00	\$ 11.00	\$ 11.00	\$ 11.00	\$ 11.00	\$ 11.00	\$ 11.00	\$ 11.00	\$ 11.00	\$ 11.00	\$ 11.00	\$ 11.00	\$ 11.00	132.00
4792	Contingency	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100.00
Total Expenses		\$ 2,297.00	\$ 1,838.00	\$ 3,790.00	\$ 1,940.00	\$ 1,710.00	\$ 1,608.00	\$ 2,042.00	\$ 1,608.00	\$ 1,711.00	\$ 1,968.00	\$ 1,854.00	\$ 1,754.00	\$ 24,120.00	
Total Income		\$ 3,733.00	\$ (1,838.00)	\$ (3,790.00)	\$ 4,090.00	\$ (1,710.00)	\$ (1,608.00)	\$ 3,988.00	\$ (1,608.00)	\$ (1,711.00)	\$ 4,062.00	\$ (1,854.00)	\$ (1,754.00)	\$ -	