

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

**Operating**

|                                       |    |            |
|---------------------------------------|----|------------|
| Last Month Ending balance             | \$ | 17,723.64  |
| Total Income-Current Month            | \$ | 5,711.27   |
| CCM Rebill Fee/Return Item Fee Income | \$ | 42.00      |
| Total Expenses-Current Month          | \$ | 1,094.07   |
| CCM Rebill Fee Expense                | \$ | 16.49      |
| Change In Prepaid                     | \$ | (2,381.27) |
| This Month Ending Balance             | \$ | 19,985.08  |

**Reserve**

|                              |    |           |
|------------------------------|----|-----------|
| Last Month Ending Balance    | \$ | 36,875.05 |
| Total Income-Current Month   | \$ | 0.85      |
| Total Expenses-Current Month |    |           |
| This Month Ending Balance    | \$ | 36,875.90 |

**Account Balances**

|   |    |           |
|---|----|-----------|
| Operating Balance - Alliance Bank             | \$ | 19,985.08 |
| Reserve Balance - Alliance Bank               | \$ | 6,875.05  |
| 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                        | \$ | 7,582.52  |
| Prepaid Assessments                           | \$ | 2,233.37  |

**The Estates at Cienega Creek Preserve Community Association**  
**Fund Balance Sheet**  
**Period Through: 4/30/2024**

**Assets**

|                                  |                    |
|----------------------------------|--------------------|
| Operating Assets                 |                    |
| 1001 - Alliance Bank - Operating | \$19,985.08        |
| Operating Assets Total           | <b>\$19,985.08</b> |

|  |                    |
|--|--------------------|
| Reserve Assets                               |                    |
| 1002 - Alliance Bank - Reserves              | \$6,875.90         |
| 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                         | <b>\$36,875.90</b> |

|              |  |                    |
|--------------|--|--------------------|
| Assets Total |  | <b>\$56,860.98</b> |
|--------------|--|--------------------|

**Liabilities and Equity**

|                            |                   |
|----------------------------|-------------------|
| Operating Liability        |                   |
| 1394 - CCM Processing Fee  | \$2.00            |
| 1396 - CCM Rebill Fee      | \$40.00           |
| 3999 - Prepaid Assessments | \$2,233.37        |
| Operating Liability Total  | <b>\$2,275.37</b> |

|                             |                    |
|-----------------------------|--------------------|
| Operating Retained Earnings | <b>\$14,822.71</b> |
| Reserve Retained Earnings   | <b>\$36,868.80</b> |

|                      |            |
|----------------------|------------|
| Operating Net Income | \$2,887.00 |
| Reserve Net Income   | \$7.10     |

|                            |  |                    |
|----------------------------|--|--------------------|
| Liabilities & Equity Total |  | <b>\$56,860.98</b> |
|----------------------------|--|--------------------|

**The Estates at Cienega Creek Preserve Community Association**  
**Budget Comparison Report**  
**4/1/2024 - 4/30/2024**

|                                       | 4/1/2024 - 4/30/2024 |            |            | 1/1/2024 - 4/30/2024 |             |            | Annual Budget |
|---------------------------------------|----------------------|------------|------------|----------------------|-------------|------------|---------------|
|                                       | Actual               | Budget     | Variance   | Actual               | Budget      | Variance   |               |
| <b>Income</b>                         |                      |            |            |                      |             |            |               |
| <u>Operating Income</u>               |                      |            |            |                      |             |            |               |
| 3010 - Owner Assessments              | \$5,690.00           | \$5,940.00 | (\$250.00) | \$11,734.73          | \$11,880.00 | (\$145.27) | \$23,760.00   |
| 3020 - Late Fees & Interest           | \$20.86              | \$26.05    | (\$5.19)   | \$100.71             | \$104.20    | (\$3.49)   | \$312.61      |
| 3180 - Interest Earned                | \$0.41               | \$4.76     | (\$4.35)   | \$1.65               | \$19.04     | (\$17.39)  | \$57.12       |
| <u>Total Operating Income</u>         | \$5,711.27           | \$5,970.81 | (\$259.54) | \$11,837.09          | \$12,003.24 | (\$166.15) | \$24,129.73   |
| <b>Total Income</b>                   | \$5,711.27           | \$5,970.81 | (\$259.54) | \$11,837.09          | \$12,003.24 | (\$166.15) | \$24,129.73   |
| <b>Expense</b>                        |                      |            |            |                      |             |            |               |
| <u>Administrative Expenses</u>        |                      |            |            |                      |             |            |               |
| 4705 - Accounting/Tax Preparation     | \$0.00               | \$0.00     | \$0.00     | \$0.00               | \$430.00    | \$430.00   | \$430.00      |
| 4710 - Management Fees                | \$687.00             | \$687.00   | \$0.00     | \$2,748.00           | \$2,748.00  | \$0.00     | \$8,244.00    |
| 4713 - Management Mileage             | \$0.00               | \$29.26    | \$29.26    | \$196.50             | \$117.04    | (\$79.46)  | \$351.08      |
| 4715 - Postage                        | \$61.76              | \$25.58    | (\$36.18)  | \$197.15             | \$102.32    | (\$94.83)  | \$306.95      |
| 4720 - Copies                         | \$16.56              | \$14.12    | (\$2.44)   | \$77.58              | \$56.48     | (\$21.10)  | \$169.50      |
| 4730 - Statements                     | \$121.00             | \$118.00   | (\$3.00)   | \$241.00             | \$236.00    | (\$5.00)   | \$472.00      |
| 4735 - Legal Expense                  | \$0.00               | \$10.00    | \$10.00    | \$0.00               | \$40.00     | \$40.00    | \$120.00      |
| 4745 - Office Supplies                | \$46.75              | \$29.00    | (\$17.75)  | \$183.86             | \$116.00    | (\$67.86)  | \$348.00      |
| 4755 - Meeting Expenses               | \$100.00             | \$50.00    | (\$50.00)  | \$200.00             | \$100.00    | (\$100.00) | \$200.00      |
| 4780 - Web-Site Expenses              | \$0.00               | \$56.25    | \$56.25    | \$0.00               | \$112.50    | \$112.50   | \$225.00      |
| 4791 - Storage                        | \$11.00              | \$11.00    | \$0.00     | \$44.00              | \$44.00     | \$0.00     | \$132.00      |
| <u>Total Administrative Expenses</u>  | \$1,044.07           | \$1,030.21 | (\$13.86)  | \$3,888.09           | \$4,102.34  | \$214.25   | \$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               | \$82.32     | \$82.32    | \$247.00      |
| 4015 - ACC Reporting                  | \$0.00               | \$0.00     | \$0.00     | \$0.00               | \$10.00     | \$10.00    | \$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        | \$0.00               | \$0.00     | \$0.00     | \$1,380.00           | \$1,705.00  | \$325.00   | \$1,705.00    |
| <u>Total Fixed Expenses</u>           | \$50.00              | \$20.58    | (\$29.42)  | \$1,430.00           | \$1,847.32  | \$417.32   | \$2,036.00    |
| <u>Landscaping Expenses</u>           |                      |            |            |                      |             |            |               |
| 4605 - Landscape Maintenance Contract | \$0.00               | \$908.00   | \$908.00   | \$3,632.00           | \$3,632.00  | \$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>     | \$0.00               | \$908.00   | \$908.00   | \$3,632.00           | \$3,732.00  | \$100.00   | \$10,996.00   |
| <u>Maintenance Expenses</u>           |                      |            |            |                      |             |            |               |
| 4305 - General Maintenance            | \$0.00               | \$8.27     | \$8.27     | \$0.00               | \$33.08     | \$33.08    | \$99.22       |
| <u>Total Maintenance Expenses</u>     | \$0.00               | \$8.27     | \$8.27     | \$0.00               | \$33.08     | \$33.08    | \$99.22       |
| <b>Total Expense</b>                  | \$1,094.07           | \$1,967.06 | \$872.99   | \$8,950.09           | \$9,714.74  | \$764.65   | \$24,129.75   |
| Operating Net Income                  | \$4,617.20           | \$4,003.75 | \$613.45   | \$2,887.00           | \$2,288.50  | \$598.50   | (\$0.02)      |
| <b>Reserve Income</b>                 |                      |            |            |                      |             |            |               |
| <u>Reserve Income</u>                 |                      |            |            |                      |             |            |               |
| 5001 - Reserve Interest Earned        | \$0.85               | \$0.00     | \$0.85     | \$7.10               | \$0.00      | \$7.10     | \$0.00        |
| <u>Total Reserve Income</u>           | \$0.85               | \$0.00     | \$0.85     | \$7.10               | \$0.00      | \$7.10     | \$0.00        |

**The Estates at Cienega Creek Preserve Community Association**  
**Budget Comparison Report**  
**4/1/2024 - 4/30/2024**

|                             | 4/1/2024 - 4/30/2024 |            |          | 1/1/2024 - 4/30/2024 |            |          |               |
|-----------------------------|----------------------|------------|----------|----------------------|------------|----------|---------------|
|                             | Actual               | Budget     | Variance | Actual               | Budget     | Variance | Annual Budget |
| <b>Total Reserve Income</b> | \$0.85               | \$0.00     | \$0.85   | \$7.10               | \$0.00     | \$7.10   | \$0.00        |
| Reserve Net Income          | \$0.85               | \$0.00     | \$0.85   | \$7.10               | \$0.00     | \$7.10   | \$0.00        |
| Net Income                  | \$4,618.05           | \$4,003.75 | \$614.30 | \$2,894.10           | \$2,288.50 | \$605.60 | (\$0.02)      |

**The Estates at Cienega Creek Preserve Community Association**

**Income Statement**

**1/1/2024 - 4/30/2024**

|                                       | Jan 2024       | Feb 2024       | Mar 2024         | Apr 2024       | YTD            |
|---------------------------------------|----------------|----------------|------------------|----------------|----------------|
| <b>Income</b>                         |                |                |                  |                |                |
| <u>Operating Income</u>               |                |                |                  |                |                |
| 3010 - Owner Assessments              | \$4,809.92     | \$1,174.00     | \$60.81          | \$5,690.00     | \$11,734.73    |
| 3020 - Late Fees & Interest           | \$40.01        | \$19.48        | \$20.36          | \$20.86        | \$100.71       |
| 3180 - Interest Earned                | \$0.41         | \$0.41         | \$0.42           | \$0.41         | \$1.65         |
| <u>Total Operating Income</u>         | \$4,850.34     | \$1,193.89     | \$81.59          | \$5,711.27     | \$11,837.09    |
| <i>Total Income</i>                   | \$4,850.34     | \$1,193.89     | \$81.59          | \$5,711.27     | \$11,837.09    |
| <b>Expense</b>                        |                |                |                  |                |                |
| <u>Administrative Expenses</u>        |                |                |                  |                |                |
| 4710 - Management Fees                | \$687.00       | \$687.00       | \$687.00         | \$687.00       | \$2,748.00     |
| 4713 - Management Mileage             | \$196.50       | \$0.00         | \$0.00           | \$0.00         | \$196.50       |
| 4715 - Postage                        | \$13.57        | \$55.52        | \$66.30          | \$61.76        | \$197.15       |
| 4720 - Copies                         | \$3.24         | \$17.22        | \$40.56          | \$16.56        | \$77.58        |
| 4730 - Statements                     | \$0.00         | \$120.00       | \$0.00           | \$121.00       | \$241.00       |
| 4745 - Office Supplies                | \$11.90        | \$29.35        | \$95.86          | \$46.75        | \$183.86       |
| 4755 - Meeting Expenses               | \$0.00         | \$100.00       | \$0.00           | \$100.00       | \$200.00       |
| 4791 - Storage                        | \$11.00        | \$11.00        | \$11.00          | \$11.00        | \$44.00        |
| <u>Total Administrative Expenses</u>  | \$923.21       | \$1,020.09     | \$900.72         | \$1,044.07     | \$3,888.09     |
| <u>Fixed Expenses</u>                 |                |                |                  |                |                |
| 4020 - Income Taxes - State/Federal   | \$0.00         | \$0.00         | \$0.00           | \$50.00        | \$50.00        |
| 4030 - Liability/D&O Insurance        | \$0.00         | \$0.00         | \$1,380.00       | \$0.00         | \$1,380.00     |
| <u>Total Fixed Expenses</u>           | \$0.00         | \$0.00         | \$1,380.00       | \$50.00        | \$1,430.00     |
| <u>Landscaping Expenses</u>           |                |                |                  |                |                |
| 4605 - Landscape Maintenance Contract | \$908.00       | \$908.00       | \$1,816.00       | \$0.00         | \$3,632.00     |
| <u>Total Landscaping Expenses</u>     | \$908.00       | \$908.00       | \$1,816.00       | \$0.00         | \$3,632.00     |
| <i>Total Expense</i>                  | \$1,831.21     | \$1,928.09     | \$4,096.72       | \$1,094.07     | \$8,950.09     |
| <br>Operating Net Income              | <br>\$3,019.13 | <br>(\$734.20) | <br>(\$4,015.13) | <br>\$4,617.20 | <br>\$2,887.00 |
| <b>Reserve Income</b>                 |                |                |                  |                |                |
| <u>Reserve Income</u>                 |                |                |                  |                |                |
| 5001 - Reserve Interest Earned        | \$4.56         | \$0.82         | \$0.87           | \$0.85         | \$7.10         |
| <u>Total Reserve Income</u>           | \$4.56         | \$0.82         | \$0.87           | \$0.85         | \$7.10         |
| <i>Total Reserve Income</i>           | \$4.56         | \$0.82         | \$0.87           | \$0.85         | \$7.10         |

The Estates at Cienega Creek Preserve Community Association

Income Statement

1/1/2024 - 4/30/2024

|                              | Jan 2024   | Feb 2024   | Mar 2024     | Apr 2024   | YTD        |
|------------------------------|------------|------------|--------------|------------|------------|
| <b>Reserve Expense</b>       |            |            |              |            |            |
| <i>Total Reserve Expense</i> | \$0.00     | \$0.00     | \$0.00       | \$0.00     | \$0.00     |
| <br>                         |            |            |              |            |            |
| Reserve Net Income           | \$4.56     | \$0.82     | \$0.87       | \$0.85     | \$7.10     |
| <br>                         |            |            |              |            |            |
| Net Income                   | \$3,023.69 | (\$733.38) | (\$4,014.26) | \$4,618.05 | \$2,894.10 |

**The Estates at Cienega Creek Preserve Community Association  
Cash Flow Statement  
4/1/2024 - 4/30/2024**

| <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 4/1/2024:</b>           | <b>\$24,598.69</b> |
| 1001 - Alliance Bank - Operating | \$17,723.64              | \$3,372.00      | \$1,110.56      | \$19,985.08                                   | \$2,261.44         |
| 1002 - Alliance Bank - Reserves  | \$6,875.05               | \$0.85          | \$0.00          | \$6,875.90                                    | \$0.85             |
|                                  |                          |                 |                 | <b>Total Net Change 4/1/2024 - 4/30/2024:</b> | <b>\$2,262.29</b>  |
|                                  |                          |                 |                 | <b>Total Cash on Hand 4/30/2024:</b>          | <b>\$26,860.98</b> |