

**Estates at Cienega Creek Preserve
Summary of Financial Report
April 2025**

Operating

Last Month Ending balance	\$ 23,772.75
Total Income-Current Month	\$ 5,257.99
CCM Rebill Fee/Return Item Fee Income	\$ -
Total Expenses-Current Month	\$ 2,469.49
CCM Rebill Fee Expense	\$ 11.59
Change In Prepaid	\$ (2,473.53)
This Month Ending Balance	\$ 24,076.13

Reserve

Last Month Ending Balance	\$ 40,752.83
Total Income-Current Month	\$ 814.12
Total Expenses-Current Month	
This Month Ending Balance	\$ 41,566.95

Account Balances

Operating Balance - Alliance Bank	\$ 24,076.13
Reserve Balance - Alliance Bank	\$ 9,973.90
Reserve-Alliance Bank 6M APY 4.25% 07/31/2025	\$ 5,262.94
Reserve-Alliance Bank 12M APY 4.50% 1/31/2026	\$ 10,548.02
Reserve-Alliance Bank 24M APY 4.25% 1/31/2026	\$ 10,531.91
Reserve-Alliance Bank 36M APY 4.00% 1/31/2027	\$ 5,250.18
Delinquent Assessments	\$ 2,155.00
Prepaid Assessments	\$ 2,695.78

The Estates at Cienega Creek Preserve Community Association

Balance Sheet as of 4/30/2025

Assets	Operating	Reserve	Total
Operating Assets			
1001 - Alliance Bank - Operating	\$24,076.13		\$24,076.13
Total Operating Assets	\$24,076.13		\$24,076.13
Reserve Assets			
1002 - Alliance Bank - Reserves		\$9,973.90	\$9,973.90
1006 - Alliance Bank 6M APY 4.25% 07/31/2025		\$5,262.94	\$5,262.94
1007 - Alliance Bank 12M APY 4.50% 1/31/2026		\$10,548.02	\$10,548.02
1008 - Alliance Bank 24M APY 4.25% 1/31/2026		\$10,531.91	\$10,531.91
1009 - Alliance Bank 36M APY 4.00% 1/31/2027		\$5,250.18	\$5,250.18
Total Reserve Assets		\$41,566.95	\$41,566.95
Total Assets	\$24,076.13	\$41,566.95	\$65,643.08
Liabilities / Equity			
Operating Liability			
1393 - CCM Return Item Fee	\$9.14		\$9.14
1394 - CCM Processing Fee	\$82.00		\$82.00
1396 - CCM Rebill Fee	\$15.00		\$15.00
Total Operating Liability	\$106.14		\$106.14
Equity			
1330 - Retained Earnings	\$51,983.00	\$1,438.16	\$53,421.16
1332 - Net Income	\$6,160.01	\$3,259.99	\$9,420.00
Total Equity	\$58,143.01	\$4,698.15	\$62,841.16
Operating Income			
3999 - Prepaid Assessments	\$2,695.78		\$2,695.78
Total Operating Income	\$2,695.78		\$2,695.78
Total Liabilities / Equity	\$60,944.93	\$4,698.15	\$65,643.08

The Estates at Cienega Creek Preserve Community Association

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
3010 - Owner Assessments	5,324.99	6,030.00	(705.01)	12,884.99	12,060.00	824.99	24,120.00
3020 - Late Fees & Interest	-	-	-	132.35	-	132.35	-
3070 - Fines - CC&R Violations	-	-	-	4,385.00	-	4,385.00	-
3180 - Interest Earned	.50	-	.50	4.90	-	4.90	-
Total Operating Income	5,325.49	6,030.00	(704.51)	17,407.24	12,060.00	5,347.24	24,120.00
Utilities Expenses							
4105 - Website Maintenance	(67.50)	-	(67.50)	(67.50)	-	(67.50)	-
Total Utilities Expenses	(67.50)	-	(67.50)	(67.50)	-	(67.50)	-
Total Income	5,257.99	6,030.00	(772.01)	17,339.74	12,060.00	5,279.74	24,120.00
Operating Expense							
Administrative Expenses							
4705 - Accounting/Tax Preparation	-	-	-	-	-	-	280.00
4710 - Management	709.97	710.00	.03	2,839.88	2,840.00	.12	8,520.00
4713 - Mileage	-	36.41	36.41	-	145.64	145.64	437.00
4715 - Postage	2.52	25.00	22.48	89.80	100.00	10.20	325.00
4720 - Copies	.54	16.67	16.13	3.42	66.68	63.26	223.33
4721 - Scanning	.90	-	(.90)	1.08	-	(1.08)	-
4730 - Statements	132.00	134.00	2.00	253.50	268.00	14.50	536.00
4745 - Office Supplies	4.56	30.66	26.10	174.44	122.64	(51.80)	368.00
4751 - Bank Fees	-	-	-	(10.00)	-	10.00	-
4755 - Meeting Expenses	-	100.00	100.00	-	200.00	200.00	400.00
4780 - Web-Site Expenses	-	35.50	35.50	-	71.00	71.00	142.00
4791 - Storage	11.00	11.00	-	44.00	44.00	-	132.00
Total Administrative Expenses	861.49	1,099.24	237.75	3,396.12	3,857.96	461.84	11,363.33
Fixed Expenses							
4010 - Property Tax	-	-	-	-	-	-	25.00
4011 - Reserve Transfers	710.00	198.16	(511.84)	2,840.00	396.32	(2,443.68)	792.67
4015 - ACC/CTA Reporting	-	-	-	-	-	-	13.00
4020 - Income Taxes State & Federal	50.00	50.00	-	50.00	50.00	-	50.00
4030 - Liability/D&O Insurance	-	-	-	1,538.00	1,700.00	162.00	1,700.00
Total Fixed Expenses	760.00	248.16	(511.84)	4,428.00	2,146.32	(2,281.68)	2,580.67
Landscaping Expenses							
4605 - Landscaping Maintenance Contract	848.00	848.00	-	3,485.00	3,392.00	(93.00)	10,176.00
4660 - Non-Contract Landscaping	-	-	-	(175.00)	-	175.00	-
Total Landscaping Expenses	848.00	848.00	-	3,310.00	3,392.00	82.00	10,176.00
Maintenance Expenses							
4305 - General Maintenance	-	-	-	45.61	-	(45.61)	-

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Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Maintenance Expenses	-	-	-	45.61	-	(45.61)	-
Total Expense	2,469.49	2,195.40	(274.09)	11,179.73	9,396.28	(1,783.45)	24,120.00
Operating Net Total	2,788.50	3,834.60	(1,046.10)	6,160.01	2,663.72	3,496.29	-

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Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
5001 - Reserve Interest Earned	104.12	-	104.12	419.99	-	419.99	-
5005 - Reserve Contribution	710.00	-	710.00	2,840.00	-	2,840.00	-
Total Reserve Income	814.12	-	814.12	3,259.99	-	3,259.99	-
Total Income	814.12	-	814.12	3,259.99	-	3,259.99	-
Reserve Net Total	814.12	-	814.12	3,259.99	-	3,259.99	-
Net Total	3,602.62	3,834.60	(231.98)	9,420.00	2,663.72	6,756.28	-

The Estates at Cienega Creek Preserve Community Association

Summary Statement of Revenues and Expenses For 4/30/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
3010 - Owner Assessments	7,110	270	180	5,325	-	-	-	-	-	-	-	-	12,885
3020 - Late Fees & Interest	117	15	-	-	-	-	-	-	-	-	-	-	132
3070 - Fines - CC&R Violations	4,385	-	-	-	-	-	-	-	-	-	-	-	4,385
3180 - Interest Earned	1	2	1	1	-	-	-	-	-	-	-	-	5
Total Operating Income	11,614	287	181	5,325	-	17,407							
Utilities Expenses													
4105 - Website Maintenance	-	-	-	(68)	-	-	-	-	-	-	-	-	-68
Total Utilities Expenses	-	-	-	(68)	-	-68							
Total Income	11,614	287	181	5,258	-	17,340							
Operating Expense													
Administrative Expenses													
4710 - Management	710	710	710	710	-	-	-	-	-	-	-	-	2,840
4715 - Postage	6	3	79	3	-	-	-	-	-	-	-	-	90
4720 - Copies	2	1	-	1	-	-	-	-	-	-	-	-	3
4721 - Scanning	-	-	-	1	-	-	-	-	-	-	-	-	1
4730 - Statements	122	-	-	132	-	-	-	-	-	-	-	-	254
4745 - Office Supplies	16	7	147	5	-	-	-	-	-	-	-	-	174
4751 - Bank Fees	(10)	-	-	-	-	-	-	-	-	-	-	-	-10
4791 - Storage	11	11	11	11	-	-	-	-	-	-	-	-	44
Total Administrative Expenses	856	732	947	861	-	3,396							
Fixed Expenses													
4011 - Reserve Transfers	-	1,420	710	710	-	-	-	-	-	-	-	-	2,840
4020 - Income Taxes State & Federal	-	-	-	50	-	-	-	-	-	-	-	-	50
4030 - Liability/D&O Insurance	-	-	1,538	-	-	-	-	-	-	-	-	-	1,538
Total Fixed Expenses	-	1,420	2,248	760	-	4,428							
Landscaping Expenses													

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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
4605 - Landscaping Maintenance Contract	941	848	848	848	-	-	-	-	-	-	-	-	3,485
4660 - Non-Contract Landscaping	(175)	-	-	-	-	-	-	-	-	-	-	-	-175
Total Landscaping Expenses	766	848	848	848	-	3,310							
Maintenance Expenses													
4305 - General Maintenance	46	-	-	-	-	-	-	-	-	-	-	-	46
Total Maintenance Expenses	46	-	-	-	-	-	-	-	-	-	-	-	46
Total Expense	1,668	3,000	4,043	2,469	-	11,180							
Operating Net Total	\$9,946	(\$2,713)	(\$3,862)	\$2,789	-	\$6,160							

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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Reserve Income													
5001 - Reserve Interest Earned	112	96	107	104	-	-	-	-	-	-	-	-	420
5005 - Reserve Contribution	-	1,420	710	710	-	-	-	-	-	-	-	-	2,840
Total Reserve Income	112	1,516	817	814	-	-	-	-	-	-	-	-	3,260
Total Income	112	1,516	817	814	-	-	-	-	-	-	-	-	3,260
Reserve Net Total	\$112	\$1,516	\$817	\$814	-	-	-	-	-	-	-	-	\$3,260
Net Total	\$10,058	(\$1,196)	(\$3,045)	\$3,603	-	-	-	-	-	-	-	-	\$9,420