

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

Operating

Last Month Ending balance	\$	21,935.11
Total Income-Current Month	\$	106.97
CCM Rebill Fee/Return Item Fee Income	\$	65.00
Total Expenses-Current Month	\$	1,638.21
CCM Rebill Fee Expense	\$	29.04
Change In Prepaid	\$	3,516.49
This Month Ending Balance	\$	23,956.32

Reserve

Last Month Ending Balance	\$	45,356.46
Total Income-Current Month	\$	110.03
Total Expenses-Current Month		
This Month Ending Balance	\$	45,466.49

Account Balances

Operating Balance - Alliance Bank	\$	23,956.32
Reserve Balance - Alliance Bank	\$	13,024.25
Reserve-Alliance Bank 6M APY 4.25% 01/31/2026	\$	5,399.10
Reserve-Alliance Bank 12M APY 4.50% 1/31/2026	\$	10,822.26
Reserve-Alliance Bank 24M APY 4.25% 1/31/2026	\$	10,830.56
Reserve-Alliance Bank 36M APY 4.00% 1/31/2027	\$	5,390.32
Delinquent Assessments	\$	832.32
Prepaid Assessments	\$	6,314.79

The Estates at Cienega Creek Preserve Community Association

Balance Sheet as of 12/31/2025

Assets	Operating	Reserve	Total
Operating Assets			
1001 - Alliance Bank - Operating	\$23,956.32		\$23,956.32
Total Operating Assets	\$23,956.32		\$23,956.32
Reserve Assets			
1002 - Alliance Bank - Reserves		\$13,024.25	\$13,024.25
1006 - Alliance Bank 6M APY 4.25% 01/31/2026		\$5,399.10	\$5,399.10
1007 - Alliance Bank 12M APY 4.50% 1/31/2026		\$10,822.26	\$10,822.26
1008 - Alliance Bank 24M APY 4.25% 1/31/2026		\$10,830.56	\$10,830.56
1009 - Alliance Bank 36M APY 4.00% 1/31/2027		\$5,390.32	\$5,390.32
Total Reserve Assets		\$45,466.49	\$45,466.49
Total Assets	\$23,956.32	\$45,466.49	\$69,422.81
Liabilities / Equity			
Operating Liability			
1393 - CCM Return Item Fee	\$9.14		\$9.14
1394 - CCM Processing Fee	\$147.00		\$147.00
1396 - CCM Rebill Fee	\$260.00		\$260.00
3999 - Prepaid Assessments	\$6,314.79		\$6,314.79
Total Operating Liability	\$6,730.93		\$6,730.93
Equity			
1330 - Retained Earnings	\$15,114.20	\$38,306.96	\$53,421.16
1332 - Net Income	\$2,111.19	\$7,159.53	\$9,270.72
Total Equity	\$17,225.39	\$45,466.49	\$62,691.88
Total Liabilities / Equity	\$23,956.32	\$45,466.49	\$69,422.81

The Estates at Cienega Creek Preserve Community Association

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
3010 - Owner Assessments	90.01	-	90.01	26,168.66	24,120.00	2,048.66	24,120.00
3020 - Late Fees & Interest	16.50	-	16.50	300.50	-	300.50	-
3070 - Fines - CC&R Violations	-	-	-	4,385.00	-	4,385.00	-
3180 - Interest Earned	.46	-	.46	5.79	-	5.79	-
Total Operating Income	106.97	-	106.97	30,859.95	24,120.00	6,739.95	24,120.00
Utilities Expenses							
4105 - Website Maintenance	-	-	-	(67.50)	-	(67.50)	-
Total Utilities Expenses	-	-	-	(67.50)	-	(67.50)	-
Total Income	106.97	-	106.97	30,792.45	24,120.00	6,672.45	24,120.00
Operating Expense							
Administrative Expenses							
4705 - Accounting/Tax Preparation	-	-	-	-	280.00	280.00	280.00
4710 - Management	709.97	710.00	.03	8,519.64	8,520.00	.36	8,520.00
4713 - Mileage	-	36.41	36.41	147.00	437.00	290.00	437.00
4715 - Postage	7.65	25.00	17.35	497.61	325.00	(172.61)	325.00
4720 - Copies	.36	16.63	16.27	82.80	223.33	140.53	223.33
4721 - Scanning	.18	-	(.18)	16.02	-	(16.02)	-
4730 - Statements	-	-	-	515.50	536.00	20.50	536.00
4735 - Legal Expense	-	-	-	204.97	-	(204.97)	-
4745 - Office Supplies	15.44	30.74	15.30	691.43	368.00	(323.43)	368.00
4751 - Bank Fees	-	-	-	(20.00)	-	20.00	-
4755 - Meeting Expenses	-	-	-	100.00	400.00	300.00	400.00
4780 - Web-Site Expenses	-	-	-	71.00	142.00	71.00	142.00
4791 - Storage	11.00	11.00	-	132.00	132.00	-	132.00
Total Administrative Expenses	744.60	829.78	85.18	10,957.97	11,363.33	405.36	11,363.33
Fixed Expenses							
4010 - Property Tax	-	-	-	25.12	25.00	(.12)	25.00
4011 - Reserve Transfers	-	-	-	5,878.19	792.67	(5,085.52)	792.67
4015 - ACC/CTA Reporting	-	-	-	10.00	13.00	3.00	13.00
4020 - Income Taxes State & Federal	-	-	-	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	-	-	-	7,501.31	2,580.67	(4,920.64)	2,580.67
Landscaping Expenses							
4605 - Landscaping Maintenance Contract	848.00	848.00	-	10,269.00	10,176.00	(93.00)	10,176.00
4660 - Non-Contract Landscaping	-	-	-	(175.00)	-	175.00	-
Total Landscaping Expenses	848.00	848.00	-	10,094.00	10,176.00	82.00	10,176.00
Maintenance Expenses							

The Estates at Cienega Creek Preserve Community Association

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
4305 - General Maintenance	45.61	-	(45.61)	127.98	-	(127.98)	-
Total Maintenance Expenses	45.61	-	(45.61)	127.98	-	(127.98)	-
Total Expense	1,638.21	1,677.78	39.57	28,681.26	24,120.00	(4,561.26)	24,120.00
Operating Net Total	(1,531.24)	(1,677.78)	146.54	2,111.19	-	2,111.19	-

The Estates at Cienega Creek Preserve Community Association

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
5001 - Reserve Interest Earned	110.03	-	110.03	1,281.34	-	1,281.34	-
5005 - Reserve Contribution	-	-	-	5,878.19	-	5,878.19	-
Total Reserve Income	110.03	-	110.03	7,159.53	-	7,159.53	-
Total Income	110.03	-	110.03	7,159.53	-	7,159.53	-
Reserve Net Total	110.03	-	110.03	7,159.53	-	7,159.53	-
Net Total	(1,421.21)	(1,677.78)	256.57	9,270.72	-	9,270.72	-

The Estates at Cienega Creek Preserve Community Association

Summary Statement of Revenues and Expenses For 12/31/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
3010 - Owner Assessments	7,110	270	180	5,325	302	540	5,580	555	280	5,581	355	90	26,169
3020 - Late Fees & Interest	117	15	-	-	-	30	30	36	52	1	3	17	301
3070 - Fines - CC&R Violations	4,385	-	-	-	-	-	-	-	-	-	-	-	4,385
3180 - Interest Earned	1	2	1	1	3	10	4	(17)	-	1	-	-	6
Total Operating Income	11,614	287	181	5,325	305	580	5,614	574	332	5,582	359	107	30,860
Utilities Expenses													
4105 - Website Maintenance	-	-	-	(68)	-	-	-	-	-	-	-	-	-68
Total Utilities Expenses	-	-	-	(68)	-	-	-	-	-	-	-	-	-68
Total Income	11,614	287	181	5,258	305	580	5,614	574	332	5,582	359	107	30,792

Operating Expense

Administrative Expenses													
4710 - Management	710	710	710	710	710	710	710	710	710	710	710	710	8,520
4713 - Mileage	-	-	-	-	-	-	-	-	-	147	-	-	147
4715 - Postage	6	3	79	3	44	-	72	62	5	60	156	8	498
4720 - Copies	2	1	-	1	3	-	72	-	3	1	-	-	83
4721 - Scanning	-	-	-	1	-	-	1	13	-	-	-	-	16
4730 - Statements	122	-	-	132	-	-	134	-	-	128	-	-	516
4735 - Legal Expense	-	-	-	-	-	-	-	-	-	205	-	-	205
4745 - Office Supplies	16	7	147	5	60	5	35	33	9	63	297	15	691
4751 - Bank Fees	(10)	-	-	-	-	(10)	-	-	-	-	-	-	-20
4755 - Meeting Expenses	-	-	-	-	100	-	-	-	-	-	-	-	100
4780 - Web-Site Expenses	-	-	-	-	-	-	-	-	-	45	26	-	71
4791 - Storage	11	11	11	11	11	11	11	11	11	11	11	11	132
Total Administrative Expenses	856	732	947	861	928	716	1,035	830	738	1,370	1,200	745	10,958
Fixed Expenses													
4010 - Property Tax	-	-	-	-	-	9	-	-	-	17	-	-	25

The Estates at Cienega Creek Preserve Community Association

Summary Statement of Revenues and Expenses For 12/31/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
4011 - Reserve Transfers	-	1,420	710	710	710	710	710	710	-	198	-	-	5,878
4015 - ACC/CTA Reporting	-	-	-	-	10	-	-	-	-	-	-	-	10
4020 - Income Taxes State & Federal	-	-	-	50	-	-	-	-	-	-	-	-	50
4030 - Liability/D&O Insurance	-	-	1,538	-	-	-	-	-	-	-	-	-	1,538
Total Fixed Expenses	-	1,420	2,248	760	720	719	710	710	-	215	-	-	7,501
Landscaping Expenses													
4605 - Landscaping Maintenance Contract	941	848	848	848	848	848	848	848	848	848	848	848	10,269
4660 - Non-Contract Landscaping	(175)	-	-	-	-	-	-	-	-	-	-	-	-175
Total Landscaping Expenses	766	848	848	848	848	848	848	848	848	848	848	848	10,094
Maintenance Expenses													
4305 - General Maintenance	46	-	-	-	-	37	-	-	-	-	-	46	128
Total Maintenance Expenses	46	-	-	-	-	37	-	-	-	-	-	46	128
Total Expense	1,668	3,000	4,043	2,469	2,496	2,319	2,593	2,388	1,586	2,433	2,048	1,638	28,681
Operating Net Total	\$9,946	(\$2,713)	(\$3,862)	\$2,789	(\$2,191)	(\$1,739)	\$3,020	(\$1,813)	(\$1,254)	\$3,149	(\$1,689)	(\$1,531)	\$2,111

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Summary Statement of Revenues and Expenses For 12/31/2025

	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	108	105	109	109	105	109	106	110	1,281
5005 - Reserve Contribution	-	1,420	710	710	710	710	710	710	-	198	-	-	5,878
Total Reserve Income	112	1,516	817	814	818	815	819	819	105	307	106	110	7,160
Total Income	112	1,516	817	814	818	815	819	819	105	307	106	110	7,160
Reserve Net Total	\$112	\$1,516	\$817	\$814	\$818	\$815	\$819	\$819	\$105	\$307	\$106	\$110	\$7,160
Net Total	\$10,058	(\$1,196)	(\$3,045)	\$3,603	(\$1,373)	(\$924)	\$3,839	(\$995)	(\$1,148)	\$3,457	(\$1,583)	(\$1,421)	\$9,271