

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

Operating

Last Month Ending balance	\$	28,446.83
Total Income-Current Month	\$	286.96
CCM Rebill Fee/Return Item Fee Income	\$	-
Total Expenses-Current Month	\$	2,999.63
CCM Rebill Fee Expense	\$	548.00
Change In Prepaid	\$	225.00
This Month Ending Balance	\$	25,411.16

Reserve

Last Month Ending Balance	\$	38,419.38
Total Income-Current Month	\$	1,516.33
Total Expenses-Current Month		
This Month Ending Balance	\$	39,935.71

Account Balances

Operating Balance - Alliance Bank	\$	25,411.16
Reserve Balance - Alliance Bank	\$	8,551.62
Reserve-Alliance Bank 6M APY 4.25% 01/31/2026	\$	5,228.55
Reserve-Alliance Bank 12M APY 4.50% 1/31/2026	\$	10,480.83
Reserve-Alliance Bank 24M APY 4.25% 1/31/2026	\$	10,458.85
Reserve-Alliance Bank 36M APY 4.00% 1/31/2027	\$	5,215.86
Delinquent Assessments	\$	1,467.73
Prepaid Assessments	\$	2,962.32

The Estates at Cienega Creek Preserve Community Association

Balance Sheet as of 2/28/2025

Assets	Operating	Reserve	Total
Operating Assets			
1001 - Alliance Bank - Operating	\$25,411.16		\$25,411.16
Total Operating Assets	\$25,411.16		\$25,411.16
Reserve Assets			
1002 - Alliance Bank - Reserves		\$8,551.62	\$8,551.62
1006 - Alliance Bank 6M APY 4.25% 07/31/2025		\$5,228.55	\$5,228.55
1007 - Alliance Bank 12M APY 4.50% 1/31/2026		\$10,480.83	\$10,480.83
1008 - Alliance Bank 24M APY 4.25% 1/31/2026		\$10,458.85	\$10,458.85
1009 - Alliance Bank 36M APY 4.00% 1/31/2027		\$5,215.86	\$5,215.86
Total Reserve Assets		\$39,935.71	\$39,935.71
Total Assets	\$25,411.16	\$39,935.71	\$65,346.87
Liabilities / Equity	Operating	Reserve	Total
Operating Liability			
1393 - CCM Return Item Fee	\$4.27		\$4.27
1394 - CCM Processing Fee	\$82.00		\$82.00
1396 - CCM Rebill Fee	\$15.00		\$15.00
Total Operating Liability	\$101.27		\$101.27
Equity			
1330 - Retained Earnings	\$51,983.00	\$1,438.16	\$53,421.16
1332 - Net Income	\$7,233.37	\$1,628.75	\$8,862.12
Total Equity	\$59,216.37	\$3,066.91	\$62,283.28
Operating Income			
3999 - Prepaid Assessments	\$2,962.32		\$2,962.32
Total Operating Income	\$2,962.32		\$2,962.32
Total Liabilities / Equity	\$62,279.96	\$3,066.91	\$65,346.87

The Estates at Cienega Creek Preserve Community Association

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Operating Income							
3010 - Owner Assessments	270.00	-	270.00	7,379.99	6,030.00	1,349.99	24,120.00
3020 - Late Fees & Interest	15.00	-	15.00	132.35	-	132.35	-
3070 - Fines - CC&R Violations	-	-	-	4,385.00	-	4,385.00	-
3180 - Interest Earned	1.96	-	1.96	3.16	-	3.16	-
Total Operating Income	286.96	-	286.96	11,900.50	6,030.00	5,870.50	24,120.00
Total Income	286.96	-	286.96	11,900.50	6,030.00	5,870.50	24,120.00

Operating Expense

Administrative Expenses							
4705 - Accounting/Tax Preparation	-	-	-	-	-	-	280.00
4710 - Management	709.97	710.00	.03	1,419.94	1,420.00	.06	8,520.00
4713 - Mileage	-	36.41	36.41	-	72.82	72.82	437.00
4715 - Postage	2.52	25.00	22.48	8.40	50.00	41.60	325.00
4720 - Copies	1.08	16.67	15.59	2.70	33.34	30.64	223.33
4730 - Statements	-	-	-	121.50	134.00	12.50	536.00
4745 - Office Supplies	7.06	30.66	23.60	22.98	61.32	38.34	368.00
4751 - Bank Fees	-	-	-	(10.00)	-	10.00	-
4755 - Meeting Expenses	-	-	-	-	100.00	100.00	400.00
4780 - Web-Site Expenses	-	-	-	-	35.50	35.50	142.00
4791 - Storage	11.00	11.00	-	22.00	22.00	-	132.00
Total Administrative Expenses	731.63	829.74	98.11	1,587.52	1,928.98	341.46	11,363.33

Fixed Expenses							
4010 - Property Tax	-	-	-	-	-	-	25.00
4011 - Reserve Transfers	1,420.00	-	(1,420.00)	1,420.00	198.16	(1,221.84)	792.67
4015 - ACC Reporting	-	-	-	-	-	-	13.00
4020 - Income Taxes State & Federal	-	-	-	-	-	-	50.00
4030 - Liability/D&O Insurance	-	-	-	-	-	-	1,700.00
Total Fixed Expenses	1,420.00	-	(1,420.00)	1,420.00	198.16	(1,221.84)	2,580.67

Landscaping Expenses							
4605 - Landscaping Maintenance Contract	848.00	848.00	-	1,789.00	1,696.00	(93.00)	10,176.00
4660 - Non-Contract Landscaping	-	-	-	(175.00)	-	175.00	-
Total Landscaping Expenses	848.00	848.00	-	1,614.00	1,696.00	82.00	10,176.00

Maintenance Expenses							
4305 - General Maintenance	-	-	-	45.61	-	(45.61)	-
Total Maintenance Expenses	-	-	-	45.61	-	(45.61)	-
Total Expense	2,999.63	1,677.74	(1,321.89)	4,667.13	3,823.14	(843.99)	24,120.00

Operating Net Total	(2,712.67)	(1,677.74)	(1,034.93)	7,233.37	2,206.86	5,026.51	-
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Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
5001 - Reserve Interest Earned	96.33	-	96.33	208.75	-	208.75	-
5005 - Reserve Contribution	1,420.00	-	1,420.00	1,420.00	-	1,420.00	-
Total Reserve Income	1,516.33	-	1,516.33	1,628.75	-	1,628.75	-
Total Income	1,516.33	-	1,516.33	1,628.75	-	1,628.75	-
Reserve Net Total	1,516.33	-	1,516.33	1,628.75	-	1,628.75	-
Net Total	(1,196.34)	(1,677.74)	481.40	8,862.12	2,206.86	6,655.26	-

The Estates at Cienega Creek Preserve Community Association

Summary Statement of Revenues and Expenses For 2/28/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
3010 - Owner Assessments	7,110	270	-	-	-	-	-	-	-	-	-	-	7,380
3020 - Late Fees & Interest	117	15	-	-	-	-	-	-	-	-	-	-	132
3070 - Fines - CC&R Violations	4,385	-	-	-	-	-	-	-	-	-	-	-	4,385
3180 - Interest Earned	1	2	-	-	-	-	-	-	-	-	-	-	3
Total Operating Income	11,614	287	-	-	-	-	-	-	-	-	-	-	11,901
Total Income	11,614	287	-	-	-	-	-	-	-	-	-	-	11,901

Operating Expense

Administrative Expenses													
4710 - Management	710	710	-	-	-	-	-	-	-	-	-	-	1,420
4715 - Postage	6	3	-	-	-	-	-	-	-	-	-	-	8
4720 - Copies	2	1	-	-	-	-	-	-	-	-	-	-	3
4730 - Statements	122	-	-	-	-	-	-	-	-	-	-	-	122
4745 - Office Supplies	16	7	-	-	-	-	-	-	-	-	-	-	23
4751 - Bank Fees	(10)	-	-	-	-	-	-	-	-	-	-	-	-10
4791 - Storage	11	11	-	-	-	-	-	-	-	-	-	-	22
Total Administrative Expenses	856	732	-	-	-	-	-	-	-	-	-	-	1,588

Fixed Expenses													
4011 - Reserve Transfers	-	1,420	-	-	-	-	-	-	-	-	-	-	1,420
Total Fixed Expenses	-	1,420	-	-	-	-	-	-	-	-	-	-	1,420

Landscaping Expenses													
4605 - Landscaping Maintenance Contract	941	848	-	-	-	-	-	-	-	-	-	-	1,789
4660 - Non-Contract Landscaping	(175)	-	-	-	-	-	-	-	-	-	-	-	-175
Total Landscaping Expenses	766	848	-	-	-	-	-	-	-	-	-	-	1,614

Maintenance Expenses													
4305 - General Maintenance	46	-	-	-	-	-	-	-	-	-	-	-	46

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Summary Statement of Revenues and Expenses For 2/28/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Total Maintenance Expenses	46	-	-	-	-	-	-	-	-	-	-	-	46
Total Expense	1,668	3,000	-	-	-	-	-	-	-	-	-	-	4,667
Operating Net Total	\$9,946	(\$2,713)	-	-	-	-	-	-	-	-	-	-	\$7,233

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Summary Statement of Revenues and Expenses For 2/28/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Reserve Income													
5001 - Reserve Interest Earned	112	96	-	-	-	-	-	-	-	-	-	-	209
5005 - Reserve Contribution	-	1,420	-	-	-	-	-	-	-	-	-	-	1,420
Total Reserve Income	112	1,516	-	-	-	-	-	-	-	-	-	-	1,629
Total Income	112	1,516	-	-	-	-	-	-	-	-	-	-	1,629
Reserve Net Total	\$112	\$1,516	-	-	-	-	-	-	-	-	-	-	\$1,629
Net Total	\$10,058	(\$1,196)	-	-	-	-	-	-	-	-	-	-	\$8,862

The Estates at Cienega Creek Preserve Community Association

Cash Disbursement - 2/28/2025

Date	CheckNo	Description	Amount
1001 - AAB Operating - 7571			
2/1/2025	ACH	CADDEN COMMUNITY MANAGEMENT Inv # 129427	709.97
	4710 - Management		709.97
2/11/2025	ACH	CADDEN COMMUNITY MANAGEMENT Inv # 156527	569.66
	1393 - CCM Return Item Fee		50.00
	1394 - CCM Processing Fee		108.00
	1395 - CCM Collections		390.00
	4715 - Postage		2.52
	4720 - Copies		1.08
	4745 - Office Supplies		7.06
	4791 - Storage		11.00
2/11/2025	Avid 300003	COMPLETE LANDSCAPING, INC Inv # 133868	848.00
	4605 - Landscaping Maintenance Contract - Feb Maint		848.00
2/24/2025	Transfer Out	Transfer to AAB Reserve - 7605 - January and February Reserve Transfer	1,420.00
	1002 - Alliance Bank - Reserves - Transfer from AAB Operating - 7571 - January and February Reserve Transfer		1,420.00
Total			3,547.63