

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

**Operating**

Last Month Ending balance	\$	22,287.61
Total Income-Current Month	\$	332.22
CCM Rebill Fee/Return Item Fee Income	\$	205.00
Total Expenses-Current Month	\$	1,585.99
CCM Rebill Fee Expense	\$	15.00
Change In Prepaid	\$	2,368.28
This Month Ending Balance	\$	23,592.12

**Reserve**

Last Month Ending Balance	\$	44,837.42
Total Income-Current Month	\$	105.43
Total Expenses-Current Month		
This Month Ending Balance	\$	44,942.85

**Account Balances**

Operating Balance - Alliance Bank	\$	23,592.12
Reserve Balance - Alliance Bank	\$	12,821.18
Reserve-Alliance Bank 6M APY 4.25% 01/31/2026	\$	5,348.52
Reserve-Alliance Bank 12M APY 4.50% 1/31/2026	\$	10,718.46
Reserve-Alliance Bank 24M APY 4.25% 1/31/2026	\$	10,717.43
Reserve-Alliance Bank 36M APY 4.00% 1/31/2027	\$	5,337.26
Delinquent Assessments	\$	869.40
Prepaid Assessments	\$	5,904.15

# The Estates at Cienega Creek Preserve Community Association

Balance Sheet as of 9/30/2025

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Operating Assets</b>			
1001 - Alliance Bank - Operating	\$23,592.12		\$23,592.12
<b>Total Operating Assets</b>	<b>\$23,592.12</b>		<b>\$23,592.12</b>
<b>Reserve Assets</b>			
1002 - Alliance Bank - Reserves		\$12,821.18	\$12,821.18
1006 - Alliance Bank 6M APY 4.25% 01/31/2026		\$5,348.52	\$5,348.52
1007 - Alliance Bank 12M APY 4.50% 1/31/2026		\$10,718.46	\$10,718.46
1008 - Alliance Bank 24M APY 4.25% 1/31/2026		\$10,717.43	\$10,717.43
1009 - Alliance Bank 36M APY 4.00% 1/31/2027		\$5,337.26	\$5,337.26
<b>Total Reserve Assets</b>		<b>\$44,942.85</b>	<b>\$44,942.85</b>
<b>Total Assets</b>	<b>\$23,592.12</b>	<b>\$44,942.85</b>	<b>\$68,534.97</b>
<b>Liabilities / Equity</b>			
<b>Operating Liability</b>			
1393 - CCM Return Item Fee	\$9.14		\$9.14
1394 - CCM Processing Fee	\$122.00		\$122.00
1396 - CCM Rebill Fee	\$260.00		\$260.00
3999 - Prepaid Assessments	\$5,904.15		\$5,904.15
<b>Total Operating Liability</b>	<b>\$6,295.29</b>		<b>\$6,295.29</b>
<b>Equity</b>			
1330 - Retained Earnings	\$15,114.20	\$38,306.96	\$53,421.16
1332 - Net Income	\$2,182.63	\$6,635.89	\$8,818.52
<b>Total Equity</b>	<b>\$17,296.83</b>	<b>\$44,942.85</b>	<b>\$62,239.68</b>
<b>Total Liabilities / Equity</b>	<b>\$23,592.12</b>	<b>\$44,942.85</b>	<b>\$68,534.97</b>

# The Estates at Cienega Creek Preserve Community Association

## Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
3010 - Owner Assessments	280.01	-	280.01	20,142.55	18,090.00	2,052.55	24,120.00
3020 - Late Fees & Interest	51.75	-	51.75	280.41	-	280.41	-
3070 - Fines - CC&R Violations	-	-	-	4,385.00	-	4,385.00	-
3180 - Interest Earned	.46	-	.46	4.37	-	4.37	-
<b>Total Operating Income</b>	<b>332.22</b>	<b>-</b>	<b>332.22</b>	<b>24,812.33</b>	<b>18,090.00</b>	<b>6,722.33</b>	<b>24,120.00</b>
<b>Utilities Expenses</b>							
4105 - Website Maintenance	-	-	-	(67.50)	-	(67.50)	-
<b>Total Utilities Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(67.50)</b>	<b>-</b>	<b>(67.50)</b>	<b>-</b>
<b>Total Income</b>	<b>332.22</b>	<b>-</b>	<b>332.22</b>	<b>24,744.83</b>	<b>18,090.00</b>	<b>6,654.83</b>	<b>24,120.00</b>

## Operating Expense

### Administrative Expenses

4705 - Accounting/Tax Preparation	-	-	-	-	280.00	280.00	280.00
4710 - Management	709.97	710.00	.03	6,389.73	6,390.00	.27	8,520.00
4713 - Mileage	-	36.41	36.41	-	327.77	327.77	437.00
4715 - Postage	5.10	25.00	19.90	273.55	225.00	(48.55)	325.00
4720 - Copies	2.70	16.67	13.97	81.72	150.03	68.31	223.33
4721 - Scanning	-	-	-	15.66	-	(15.66)	-
4730 - Statements	-	-	-	387.50	402.00	14.50	536.00
4745 - Office Supplies	9.22	30.66	21.44	316.13	275.94	(40.19)	368.00
4751 - Bank Fees	-	-	-	(20.00)	-	20.00	-
4755 - Meeting Expenses	-	-	-	100.00	300.00	200.00	400.00
4780 - Web-Site Expenses	-	-	-	-	106.50	106.50	142.00
4791 - Storage	11.00	11.00	-	99.00	99.00	-	132.00
<b>Total Administrative Expenses</b>	<b>737.99</b>	<b>829.74</b>	<b>91.75</b>	<b>7,643.29</b>	<b>8,556.24</b>	<b>912.95</b>	<b>11,363.33</b>

### Fixed Expenses

4010 - Property Tax	-	25.00	25.00	8.54	25.00	16.46	25.00
4011 - Reserve Transfers	-	-	-	5,680.00	594.48	(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
<b>Total Fixed Expenses</b>	<b>-</b>	<b>25.00</b>	<b>25.00</b>	<b>7,286.54</b>	<b>2,382.48</b>	<b>(4,904.06)</b>	<b>2,580.67</b>

### Landscaping Expenses

4605 - Landscaping Maintenance Contract	848.00	848.00	-	7,725.00	7,632.00	(93.00)	10,176.00
4660 - Non-Contract Landscaping	-	-	-	(175.00)	-	175.00	-
<b>Total Landscaping Expenses</b>	<b>848.00</b>	<b>848.00</b>	<b>-</b>	<b>7,550.00</b>	<b>7,632.00</b>	<b>82.00</b>	<b>10,176.00</b>

### Maintenance Expenses

4305 - General Maintenance	-	-	-	82.37	-	(82.37)	-
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# The Estates at Cienega Creek Preserve Community Association

## Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
Total Maintenance Expenses	-	-	-	82.37	-	(82.37)	-
<b>Total Expense</b>	<b>1,585.99</b>	<b>1,702.74</b>	<b>116.75</b>	<b>22,562.20</b>	<b>18,570.72</b>	<b>(3,991.48)</b>	<b>24,120.00</b>
<b>Operating Net Total</b>	<b>(1,253.77)</b>	<b>(1,702.74)</b>	<b>448.97</b>	<b>2,182.63</b>	<b>(480.72)</b>	<b>2,663.35</b>	<b>-</b>

# The Estates at Cienega Creek Preserve Community Association

## Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Reserve Income</b>							
5001 - Reserve Interest Earned	105.43	-	105.43	955.89	-	955.89	-
5005 - Reserve Contribution	-	-	-	5,680.00	-	5,680.00	-
<b>Total Reserve Income</b>	<b>105.43</b>	<b>-</b>	<b>105.43</b>	<b>6,635.89</b>	<b>-</b>	<b>6,635.89</b>	<b>-</b>
<b>Total Income</b>	<b>105.43</b>	<b>-</b>	<b>105.43</b>	<b>6,635.89</b>	<b>-</b>	<b>6,635.89</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>105.43</b>	<b>-</b>	<b>105.43</b>	<b>6,635.89</b>	<b>-</b>	<b>6,635.89</b>	<b>-</b>
<b>Net Total</b>	<b>(1,148.34)</b>	<b>(1,702.74)</b>	<b>554.40</b>	<b>8,818.52</b>	<b>(480.72)</b>	<b>9,299.24</b>	<b>-</b>

# The Estates at Cienega Creek Preserve Community Association

## Summary Statement of Revenues and Expenses For 9/30/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Income</b>													
3010 - Owner Assessments	7,110	270	180	5,325	302	540	5,580	555	280	-	-	-	20,143
3020 - Late Fees & Interest	117	15	-	-	-	30	30	36	52	-	-	-	280
3070 - Fines - CC&R Violations	4,385	-	-	-	-	-	-	-	-	-	-	-	4,385
3180 - Interest Earned	1	2	1	1	3	10	4	(17)	-	-	-	-	4
<b>Total Operating Income</b>	<b>11,614</b>	<b>287</b>	<b>181</b>	<b>5,325</b>	<b>305</b>	<b>580</b>	<b>5,614</b>	<b>574</b>	<b>332</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>24,812</b>
<b>Utilities Expenses</b>													
4105 - Website Maintenance	-	-	-	(68)	-	-	-	-	-	-	-	-	-68
<b>Total Utilities Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(68)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-68</b>
<b>Total Income</b>	<b>11,614</b>	<b>287</b>	<b>181</b>	<b>5,258</b>	<b>305</b>	<b>580</b>	<b>5,614</b>	<b>574</b>	<b>332</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>24,745</b>

## Operating Expense

<b>Administrative Expenses</b>													
4710 - Management	710	710	710	710	710	710	710	710	710	-	-	-	6,390
4715 - Postage	6	3	79	3	44	-	72	62	5	-	-	-	274
4720 - Copies	2	1	-	1	3	-	72	-	3	-	-	-	82
4721 - Scanning	-	-	-	1	-	-	1	13	-	-	-	-	16
4730 - Statements	122	-	-	132	-	-	134	-	-	-	-	-	388
4745 - Office Supplies	16	7	147	5	60	5	35	33	9	-	-	-	316
4751 - Bank Fees	(10)	-	-	-	-	(10)	-	-	-	-	-	-	-20
4755 - Meeting Expenses	-	-	-	-	100	-	-	-	-	-	-	-	100
4791 - Storage	11	11	11	11	11	11	11	11	11	-	-	-	99
<b>Total Administrative Expenses</b>	<b>856</b>	<b>732</b>	<b>947</b>	<b>861</b>	<b>928</b>	<b>716</b>	<b>1,035</b>	<b>830</b>	<b>738</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,643</b>
<b>Fixed Expenses</b>													
4010 - Property Tax	-	-	-	-	-	9	-	-	-	-	-	-	9
4011 - Reserve Transfers	-	1,420	710	710	710	710	710	710	-	-	-	-	5,680
4015 - ACC/CTA Reporting	-	-	-	-	10	-	-	-	-	-	-	-	10
4020 - Income Taxes State & Federal	-	-	-	50	-	-	-	-	-	-	-	-	50

# The Estates at Cienega Creek Preserve Community Association

## Summary Statement of Revenues and Expenses For 9/30/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>													
4030 - Liability/D&O Insurance	-	-	1,538	-	-	-	-	-	-	-	-	-	1,538
<b>Total Fixed Expenses</b>	-	1,420	2,248	760	720	719	710	710	-	-	-	-	7,287
<b>Landscaping Expenses</b>													
4605 - Landscaping Maintenance Contract	941	848	848	848	848	848	848	848	848	-	-	-	7,725
4660 - Non-Contract Landscaping	(175)	-	-	-	-	-	-	-	-	-	-	-	-175
<b>Total Landscaping Expenses</b>	766	848	848	848	848	848	848	848	848	-	-	-	7,550
<b>Maintenance Expenses</b>													
4305 - General Maintenance	46	-	-	-	-	37	-	-	-	-	-	-	82
<b>Total Maintenance Expenses</b>	46	-	-	-	-	37	-	-	-	-	-	-	82
<b>Total Expense</b>	1,668	3,000	4,043	2,469	2,496	2,319	2,593	2,388	1,586	-	-	-	22,562
<b>Operating Net Total</b>	\$9,946	(\$2,713)	(\$3,862)	\$2,789	(\$2,191)	(\$1,739)	\$3,020	(\$1,813)	(\$1,254)	-	-	-	\$2,183

# The Estates at Cienega Creek Preserve Community Association

## Summary Statement of Revenues and Expenses For 9/30/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Reserve Income</b>													
<b>Reserve Income</b>													
5001 - Reserve Interest Earned	112	96	107	104	108	105	109	109	105	-	-	-	956
5005 - Reserve Contribution	-	1,420	710	710	710	710	710	710	-	-	-	-	5,680
<b>Total Reserve Income</b>	<b>112</b>	<b>1,516</b>	<b>817</b>	<b>814</b>	<b>818</b>	<b>815</b>	<b>819</b>	<b>819</b>	<b>105</b>	-	-	-	<b>6,636</b>
<b>Total Income</b>	<b>112</b>	<b>1,516</b>	<b>817</b>	<b>814</b>	<b>818</b>	<b>815</b>	<b>819</b>	<b>819</b>	<b>105</b>	-	-	-	<b>6,636</b>
<b>Reserve Net Total</b>	<b>\$112</b>	<b>\$1,516</b>	<b>\$817</b>	<b>\$814</b>	<b>\$818</b>	<b>\$815</b>	<b>\$819</b>	<b>\$819</b>	<b>\$105</b>	-	-	-	<b>\$6,636</b>
<b>Net Total</b>	<b>\$10,058</b>	<b>(\$1,196)</b>	<b>(\$3,045)</b>	<b>\$3,603</b>	<b>(\$1,373)</b>	<b>(\$924)</b>	<b>\$3,839</b>	<b>(\$995)</b>	<b>(\$1,148)</b>	-	-	-	<b>\$8,819</b>