

**Estates at Cienega Creek Preserve
Summary of Financial Report
February 2026**

Operating

Last Month Ending balance	\$	24,990.73
Total Income-Current Month	\$	647.29
CCM Rebill Fee/Return Item Fee Income	\$	28.25
Total Expenses-Current Month	\$	1,611.27
CCM Rebill Fee Expense	\$	65.00
Change In Prepaid	\$	675.25
This Month Ending Balance	\$	24,665.25

Reserve

Last Month Ending Balance	\$	45,669.90
Total Income-Current Month	\$	81.81
Total Expenses-Current Month		
This Month Ending Balance	\$	45,751.71

Account Balances

Operating Balance - Alliance Bank	\$	24,665.25
Reserve Balance - Alliance Bank	\$	13,120.43
Reserve-Alliance Bank 6M APY 4.25% 07/31/2026	\$	5,430.58
Reserve-Alliance Bank 12M APY 4.50% 1/31/2027	\$	10,884.12
Reserve-Alliance Bank 24M APY 4.25% 1/31/2028	\$	10,891.95
Reserve-Alliance Bank 36M APY 4.00% 1/31/2027	\$	5,424.63
Delinquent Assessments	\$	571.18
Prepaid Assessments	\$	4,414.05

The Estates at Cienega Creek Preserve Community Association

Balance Sheet as of 2/28/2026

Assets	Operating	Reserve	Total
Operating Assets			
1001 - Alliance Bank - Operating	\$24,665.25		\$24,665.25
Total Operating Assets	\$24,665.25		\$24,665.25
Reserve Assets			
1002 - Alliance Bank - Reserves		\$13,120.43	\$13,120.43
1006 - Alliance Bank 6M APY 4.25% 07/31/2026		\$5,430.58	\$5,430.58
1007 - Alliance Bank 12M APY 4.50% 1/31/2027		\$10,884.12	\$10,884.12
1008 - Alliance Bank 24M APY 4.25% 1/31/2028		\$10,891.95	\$10,891.95
1009 - Alliance Bank 36M APY 4.00% 1/31/2027		\$5,424.63	\$5,424.63
Total Reserve Assets		\$45,751.71	\$45,751.71
Total Assets	\$24,665.25	\$45,751.71	\$70,416.96
Liabilities / Equity			
Operating Liability			
1393 - CCM Return Item Fee	\$9.14		\$9.14
1394 - CCM Processing Fee	\$128.00		\$128.00
1396 - CCM Rebill Fee	\$244.25		\$244.25
3999 - Prepaid Assessments	\$4,414.05		\$4,414.05
Total Operating Liability	\$4,795.44		\$4,795.44
Equity			
1330 - Retained Earnings	\$17,225.39	\$45,466.49	\$62,691.88
1332 - Net Income	\$2,644.42	\$285.22	\$2,929.64
Total Equity	\$19,869.81	\$45,751.71	\$65,621.52
Total Liabilities / Equity	\$24,665.25	\$45,751.71	\$70,416.96

The Estates at Cienega Creek Preserve Community Association

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Operating Income							
3010 - Owner Assessments	581.81	-	581.81	6,171.80	6,030.00	141.80	24,120.00
3020 - Late Fees & Interest	65.00	-	65.00	65.75	-	65.75	-
3180 - Interest Earned	.48	-	.48	1.00	-	1.00	-
Total Operating Income	647.29	-	647.29	6,238.55	6,030.00	208.55	24,120.00
Total Income	647.29	-	647.29	6,238.55	6,030.00	208.55	24,120.00
Operating Expense							
Administrative Expenses							
4705 - Accounting/Tax Preparation	-	-	-	-	-	-	255.00
4710 - Management	731.27	731.27	-	1,462.54	1,462.54	-	8,775.24
4713 - Mileage	-	40.00	40.00	-	80.00	80.00	480.00
4715 - Postage	6.80	25.00	18.20	63.58	50.00	(13.58)	350.00
4720 - Copies	-	15.00	15.00	.54	30.00	29.46	230.00
4721 - Scanning	2.16	-	(2.16)	2.16	-	(2.16)	-
4730 - Statements	-	-	-	135.50	134.00	(1.50)	536.00
4745 - Office Supplies	12.04	30.50	18.46	73.80	61.00	(12.80)	415.00
4755 - Meeting Expenses	-	-	-	-	100.00	100.00	400.00
4780 - Web-Site Expenses	-	14.00	14.00	45.00	28.00	(17.00)	168.00
4791 - Storage	11.00	11.00	-	22.00	22.00	-	132.00
Total Administrative Expenses	763.27	866.77	103.50	1,805.12	1,967.54	162.42	11,741.24
Fixed Expenses							
4010 - Property Tax	-	-	-	-	-	-	10.00
4011 - Reserve Transfers	-	-	-	93.01	93.01	-	372.06
4015 - ACC/CTA Reporting	-	-	-	-	-	-	13.00
4020 - Income Taxes State & Federal	-	-	-	-	-	-	50.00
4030 - Liability/D&O Insurance	-	-	-	-	-	-	1,768.70
Total Fixed Expenses	-	-	-	93.01	93.01	-	2,213.76
Landscaping Expenses							
4605 - Landscaping Maintenance Contract	848.00	848.00	-	1,696.00	1,696.00	-	10,176.00
Total Landscaping Expenses	848.00	848.00	-	1,696.00	1,696.00	-	10,176.00
Total Expense	1,611.27	1,714.77	103.50	3,594.13	3,756.55	162.42	24,131.00
Operating Net Total	(963.98)	(1,714.77)	750.79	2,644.42	2,273.45	370.97	(11.00)

The Estates at Cienega Creek Preserve Community Association

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
5001 - Reserve Interest Earned	81.81	-	81.81	192.21	-	192.21	-
5005 - Reserve Contribution	-	-	-	93.01	-	93.01	-
Total Reserve Income	81.81	-	81.81	285.22	-	285.22	-
Total Income	81.81	-	81.81	285.22	-	285.22	-
Reserve Net Total	81.81	-	81.81	285.22	-	285.22	-
Net Total	(882.17)	(1,714.77)	832.60	2,929.64	2,273.45	656.19	(11.00)

The Estates at Cienega Creek Preserve Community Association

Summary Statement of Revenues and Expenses For 2/28/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Operating Income													
3010 - Owner Assessments	5,590	582	-	-	-	-	-	-	-	-	-	-	6,172
3020 - Late Fees & Interest	1	65	-	-	-	-	-	-	-	-	-	-	66
3180 - Interest Earned	1	-	-	-	-	-	-	-	-	-	-	-	1
Total Operating Income	5,591	647	-	-	-	-	-	-	-	-	-	-	6,239
Total Income	5,591	647	-	-	-	-	-	-	-	-	-	-	6,239
Operating Expense													
Administrative Expenses													
4710 - Management	731	731	-	-	-	-	-	-	-	-	-	-	1,463
4715 - Postage	57	7	-	-	-	-	-	-	-	-	-	-	64
4720 - Copies	1	-	-	-	-	-	-	-	-	-	-	-	1
4721 - Scanning	-	2	-	-	-	-	-	-	-	-	-	-	2
4730 - Statements	136	-	-	-	-	-	-	-	-	-	-	-	136
4745 - Office Supplies	62	12	-	-	-	-	-	-	-	-	-	-	74
4780 - Web-Site Expenses	45	-	-	-	-	-	-	-	-	-	-	-	45
4791 - Storage	11	11	-	-	-	-	-	-	-	-	-	-	22
Total Administrative Expenses	1,042	763	-	-	-	-	-	-	-	-	-	-	1,805
Fixed Expenses													
4011 - Reserve Transfers	93	-	-	-	-	-	-	-	-	-	-	-	93
Total Fixed Expenses	93	-	-	-	-	-	-	-	-	-	-	-	93
Landscaping Expenses													
4605 - Landscaping Maintenance Contract	848	848	-	-	-	-	-	-	-	-	-	-	1,696
Total Landscaping Expenses	848	848	-	-	-	-	-	-	-	-	-	-	1,696
Total Expense	1,983	1,611	-	-	-	-	-	-	-	-	-	-	3,594
Operating Net Total	\$3,608	(\$964)	-	-	-	-	-	-	-	-	-	-	\$2,644

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Summary Statement of Revenues and Expenses For 2/28/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Reserve Income													
5001 - Reserve Interest Earned	110	82	-	-	-	-	-	-	-	-	-	-	192
5005 - Reserve Contribution	93	-	-	-	-	-	-	-	-	-	-	-	93
Total Reserve Income	203	82	-	-	-	-	-	-	-	-	-	-	285
Total Income	203	82	-	-	-	-	-	-	-	-	-	-	285
Reserve Net Total													
	\$203	\$82	-	-	-	-	-	-	-	-	-	-	\$285
Net Total	\$3,812	(\$882)	-	-	-	-	-	-	-	-	-	-	\$2,930