

CINNAMON VILLAGE

Balance Sheet
As of 12/31/18

ASSETS

Mutual of Omaha Bank Operating	\$ 8,133.63	
Mutual of Omaha - Reserve Acct	27,965.28	
Accounts Receivable	54,649.27	
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TOTAL ASSETS		\$ 90,748.18
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 1,462.50	
Prepaid Assessments	5,893.11	
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Subtotal Current Liab.		\$ 7,355.61

RESERVES:

Subtotal Reserves		\$.00
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EQUITY:

Retained Earnings	\$ 63,699.55	
Current Year Net Income/(Loss)	19,693.02	
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Subtotal Equity		\$ 83,392.57

TOTAL LIABILITIES & EQUITY		\$ 90,748.18
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CINNAMON VILLAGE

Income/Expense Statement Period: 12/01/18 to 12/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	15,785.00	15,785.00	.00	188,945.00	189,420.00	(475.00)	189,420.00
04100	Late Fee Income	280.00	.00	280.00	3,320.00	.00	3,320.00	.00
04400	Miscellaneous Income	.00	.00	.00	4,444.20	.00	4,444.20	.00
04450	Interest Income - Operating	.46	.00	.46	8.14	.00	8.14	.00
04500	Reserve Income	(2,805.83)	(2,805.87)	.04	(33,669.96)	(33,670.00)	.04	(33,670.00)
04700	Move In/Out Fee	.00	.00	.00	900.00	.00	900.00	.00
	Total Income	13,259.63	12,979.13	280.50	163,947.38	155,750.00	8,197.38	155,750.00
EXPENSES								
Utilities Expense								
05050	Electric	106.05	95.87	(10.18)	2,211.40	1,150.00	(1,061.40)	1,150.00
05100	Water/Sewer	52.20	791.63	739.43	10,942.15	9,500.00	(1,442.15)	9,500.00
05400	Trash Removal	.00	1,208.37	1,208.37	27,854.65	14,500.00	(13,354.65)	14,500.00
	Total Utilities Expense	158.25	2,095.87	1,937.62	41,008.20	25,150.00	(15,858.20)	25,150.00
Maintenance Expenses								
06000	Building Maintenance	.00	1,250.00	1,250.00	4,875.00	15,000.00	10,125.00	15,000.00
06500	Landscape Contract	.00	2,083.37	2,083.37	8,200.00	25,000.00	16,800.00	25,000.00
06525	Irrigation Repairs	.00	416.63	416.63	4,430.61	5,000.00	569.39	5,000.00
06550	Trees Replacement / Maintenanc	.00	250.00	250.00	650.00	3,000.00	2,350.00	3,000.00
06610	Asphalt & Concrete Maintenanc	.00	500.00	500.00	1,543.08	6,000.00	4,456.92	6,000.00
06630	Roof and Gutter Maintenance	.00	208.37	208.37	8,616.75	2,500.00	(6,116.75)	2,500.00
06640	Pest Control	.00	41.63	41.63	.00	500.00	500.00	500.00
06650	Fence Maintenance	.00	16.63	16.63	.00	200.00	200.00	200.00
06700	Snow Removal	.00	541.63	541.63	4,617.50	6,500.00	1,882.50	6,500.00
06750	Lighting Maintenance	.00	41.63	41.63	3,325.00	500.00	(2,825.00)	500.00
06800	Misc Grounds Maint	.00	416.63	416.63	3,729.20	5,000.00	1,270.80	5,000.00
	Total Maintenance Expenses	.00	5,766.52	5,766.52	39,987.14	69,200.00	29,212.86	69,200.00
Administrative/Business								
07000	Management	1,250.00	1,250.00	.00	15,000.00	15,000.00	.00	15,000.00
07100	Administration	623.47	158.37	(465.10)	3,217.57	1,900.00	(1,317.57)	1,900.00
07200	Insurance	5,151.00	2,875.00	(2,276.00)	48,555.73	34,500.00	(14,055.73)	34,500.00
07300	Audit/Tax Return	.00	250.00	250.00	280.00	3,000.00	2,720.00	3,000.00
07500	Legal	.00	500.00	500.00	.00	6,000.00	6,000.00	6,000.00
07600	Miscellaneous	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
07800	Community Events	.00	.00	.00	179.71	.00	(179.71)	.00
07900	Bank Charges	.00	.00	.00	20.00	.00	(20.00)	.00

CINNAMON VILLAGE

Income/Expense Statement
Period: 12/01/18 to 12/31/18

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	Total Administrative/Bus	7,024.47	5,116.74	(1,907.73)	67,253.01	61,400.00	(5,853.01)	61,400.00
	Total Operating Expense	<u>7,182.72</u>	<u>12,979.13</u>	<u>5,796.41</u>	<u>148,248.35</u>	<u>155,750.00</u>	<u>7,501.65</u>	<u>155,750.00</u>
	NET OPERATING INCOME (LOSS)	6,076.91	.00	6,076.91	15,699.03	.00	15,699.03	.00
	Reserve Income							
08000	Reserve Contributions	2,805.83	.00	2,805.83	33,669.96	.00	33,669.96	.00
08010	Reserve Interest	9.69	.00	9.69	69.03	.00	69.03	.00
	Reserve Income	<u>2,815.52</u>	<u>.00</u>	<u>2,815.52</u>	<u>33,738.99</u>	<u>.00</u>	<u>33,738.99</u>	<u>.00</u>
	Reserve Expenses							
08500	Reserve Expenses	.00	.00	.00	29,745.00	.00	(29,745.00)	.00
	Total Reserve Expenses	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>29,745.00</u>	<u>.00</u>	<u>(29,745.00)</u>	<u>.00</u>
	NET RESERVE INCOME (LOSS)	(2,815.52)	.00	2,815.52	(3,993.99)	.00	3,993.99	.00
	Current Year Net Income (Loss)	<u>8,892.43</u>	<u>.00</u>	<u>8,892.43</u>	<u>19,693.02</u>	<u>.00</u>	<u>19,693.02</u>	<u>.00</u>