

CINNAMON VILLAGE

Balance Sheet  
As of 06/30/19

ASSETS

|                                |              |              |
|--------------------------------|--------------|--------------|
| Mutual of Omaha Bank Operating | \$ 20,724.52 |              |
| Mutual of Omaha - Reserve Acct | 31,079.49    |              |
| Accounts Receivable            | 23,770.72    |              |
|                                | <hr/>        |              |
| TOTAL ASSETS                   |              | \$ 75,574.73 |
|                                |              | =====        |

LIABILITIES & EQUITY

|                                |               |              |
|--------------------------------|---------------|--------------|
| CURRENT LIABILITIES:           |               |              |
| Accounts Payable               | \$ (3,495.00) |              |
| Prepaid Assessments            | 29,214.99     |              |
|                                | <hr/>         |              |
| Subtotal Current Liab.         |               | \$ 25,719.99 |
| RESERVES:                      |               |              |
|                                | <hr/>         |              |
| Subtotal Reserves              |               | \$ .00       |
| EQUITY:                        |               |              |
| Retained Earnings              | \$ 83,392.57  |              |
| Current Year Net Income/(Loss) | (33,537.83)   |              |
|                                | <hr/>         |              |
| Subtotal Equity                |               | \$ 49,854.74 |
| TOTAL LIABILITIES & EQUITY     |               | \$ 75,574.73 |
|                                |               | =====        |

# CINNAMON VILLAGE

Income/Expense Statement  
Period: 06/01/19 to 06/30/19

| Account                 | Description                       | Current Period   |                  |                   | Year-To-Date     |                  |                    | Yearly Budget     |
|-------------------------|-----------------------------------|------------------|------------------|-------------------|------------------|------------------|--------------------|-------------------|
|                         |                                   | Actual           | Budget           | Variance          | Actual           | Budget           | Variance           |                   |
| <b>INCOME:</b>          |                                   |                  |                  |                   |                  |                  |                    |                   |
| 04000                   | Assessment Income                 | 14,898.84        | 16,573.83        | (1,674.99)        | 76,574.20        | 99,442.98        | (22,868.78)        | 198,886.00        |
| 04020                   | Violation Income                  | .00              | .00              | .00               | 550.00           | .00              | 550.00             | .00               |
| 04100                   | Late Fee Income                   | 160.00           | .00              | 160.00            | 1,200.00         | .00              | 1,200.00           | .00               |
| 04400                   | Miscellaneous Income              | 470.00           | .00              | 470.00            | 805.37           | .00              | 805.37             | .00               |
| 04450                   | Interest Income - Operating       | .84              | .00              | .84               | 4.24             | .00              | 4.24               | .00               |
| 04500                   | Reserve income                    | (1,668.00)       | (1,668.00)       | .00               | (10,008.00)      | (10,008.00)      | .00                | (20,016.00)       |
| 04700                   | Move In/Out Fee                   | 300.00           | .00              | 300.00            | 600.00           | .00              | 600.00             | .00               |
|                         | <b>Total Income</b>               | <b>14,161.68</b> | <b>14,905.83</b> | <b>(744.15)</b>   | <b>69,725.81</b> | <b>89,434.98</b> | <b>(19,709.17)</b> | <b>178,870.00</b> |
| <br>                    |                                   |                  |                  |                   |                  |                  |                    |                   |
| <b>EXPENSES</b>         |                                   |                  |                  |                   |                  |                  |                    |                   |
| <br>                    |                                   |                  |                  |                   |                  |                  |                    |                   |
| Utilities Expense       |                                   |                  |                  |                   |                  |                  |                    |                   |
| 05050                   | Electric                          | 92.51            | 95.83            | 3.32              | 593.49           | 574.98           | (18.51)            | 1,150.00          |
| 05100                   | Water/Sewer                       | 1,513.47         | 1,000.00         | (513.47)          | 1,779.57         | 6,000.00         | 4,220.43           | 12,000.00         |
| 05400                   | Trash Removal                     | 3,278.55         | 1,916.67         | (1,361.88)        | 21,123.94        | 11,500.02        | (9,623.92)         | 23,000.00         |
|                         | <b>Total Utilities Expense</b>    | <b>4,884.53</b>  | <b>3,012.50</b>  | <b>(1,872.03)</b> | <b>23,497.00</b> | <b>18,075.00</b> | <b>(5,422.00)</b>  | <b>36,150.00</b>  |
| <br>                    |                                   |                  |                  |                   |                  |                  |                    |                   |
| Maintenance Expenses    |                                   |                  |                  |                   |                  |                  |                    |                   |
| 06000                   | Building Maintenance              | .00              | 833.33           | 833.33            | .00              | 4,999.98         | 4,999.98           | 10,000.00         |
| 06500                   | Landscape Contract                | 1,395.00         | 843.33           | (551.67)          | 4,185.00         | 5,059.98         | 874.98             | 10,120.00         |
| 06525                   | Irrigation Repairs                | 500.00           | 416.67           | (83.33)           | 1,004.00         | 2,500.02         | 1,496.02           | 5,000.00          |
| 06550                   | Trees Replacement / Maintenanc    | .00              | 250.00           | 250.00            | 5,700.00         | 1,500.00         | (4,200.00)         | 3,000.00          |
| 06610                   | Asphalt & Concrete Maintenance    | .00              | 458.33           | 458.33            | 70.00            | 2,749.98         | 2,679.98           | 5,500.00          |
| 06630                   | Roof and Gutter Maintenance       | .00              | 350.00           | 350.00            | 1,400.00         | 2,100.00         | 700.00             | 4,200.00          |
| 06700                   | Snow Removal                      | .00              | .00              | .00               | 8,605.00         | 3,250.02         | (5,354.98)         | 6,500.04          |
| 06750                   | Lighting Maintenance              | .00              | 41.67            | 41.67             | .00              | 250.02           | 250.02             | 500.00            |
| 06800                   | Misc Grounds Maint                | .00              | 416.67           | 416.67            | .00              | 2,500.02         | 2,500.02           | 5,000.00          |
| 06850                   | Signage                           | .00              | .00              | .00               | 40.00            | .00              | (40.00)            | .00               |
|                         | <b>Total Maintenance Expenses</b> | <b>1,895.00</b>  | <b>3,610.00</b>  | <b>1,715.00</b>   | <b>21,004.00</b> | <b>24,910.02</b> | <b>3,906.02</b>    | <b>49,820.04</b>  |
| <br>                    |                                   |                  |                  |                   |                  |                  |                    |                   |
| Administrative/Business |                                   |                  |                  |                   |                  |                  |                    |                   |
| 07000                   | Management                        | 1,300.00         | 1,300.00         | .00               | 7,800.00         | 7,800.00         | .00                | 15,600.00         |
| 07100                   | Administration                    | 156.40           | 250.00           | 93.60             | 1,104.45         | 1,500.00         | 395.55             | 3,000.00          |
| 07200                   | Insurance                         | .00              | 4,933.34         | 4,933.34          | 27,302.51        | 29,600.04        | 2,297.53           | 59,200.08         |
| 07300                   | Audit/Tax Return                  | .00              | 250.00           | 250.00            | 285.00           | 1,500.00         | 1,215.00           | 3,000.00          |
| 07350                   | Bad Debt                          | 5,265.00         | .00              | (5,265.00)        | 28,128.89        | .00              | (28,128.89)        | .00               |
| 07500                   | Legal                             | .00              | 500.00           | 500.00            | 2,203.50         | 3,000.00         | 796.50             | 6,000.00          |
| 07510                   | Legal Passthrough                 | .00              | 500.00           | 500.00            | .00              | 3,000.00         | 3,000.00           | 6,000.00          |
| 07600                   | Miscellaneous                     | .00              | 8.33             | 8.33              | .00              | 49.98            | 49.98              | 100.00            |
| 07900                   | Bank Charges                      | .00              | .00              | .00               | 10.00            | .00              | (10.00)            | .00               |

**CINNAMON VILLAGE**

Income/Expense Statement  
Period: 06/01/19 to 06/30/19

| Account          | Description                    | Actual     | Current Period |          | Actual      | Year-To-Date |             | Yearly Budget |
|------------------|--------------------------------|------------|----------------|----------|-------------|--------------|-------------|---------------|
|                  |                                |            | Budget         | Variance |             | Budget       | Variance    |               |
|                  | Total Administrative/Bus       | 6,721.40   | 7,741.67       | 1,020.27 | 66,834.35   | 46,450.02    | (20,384.33) | 92,900.08     |
|                  | Total Operating Expense        | 13,500.93  | 14,364.17      | 863.24   | 111,335.35  | 89,435.04    | (21,900.31) | 178,870.12    |
|                  | NET OPERATING INCOME (LOSS)    | 660.75     | 541.66         | 119.09   | (41,609.54) | (.06)        | (41,609.48) | (.12)         |
| Reserve Income   |                                |            |                |          |             |              |             |               |
| 08000            | Reserve Contributions          | 1,668.00   | .00            | 1,668.00 | 10,008.00   | .00          | 10,008.00   | .00           |
| 08010            | Reserve Interest               | 9.89       | .00            | 9.89     | 55.52       | .00          | 55.52       | .00           |
|                  | Reserve Income                 | 1,677.89   | .00            | 1,677.89 | 10,063.52   | .00          | 10,063.52   | .00           |
| Reserve Expenses |                                |            |                |          |             |              |             |               |
| 08500            | Reserve Expenses               | .00        | .00            | .00      | 1,991.81    | .00          | (1,991.81)  | .00           |
|                  | Total Reserve Expenses         | .00        | .00            | .00      | 1,991.81    | .00          | (1,991.81)  | .00           |
|                  | NET RESERVE INCOME (LOSS)      | (1,677.89) | .00            | 1,677.89 | (8,071.71)  | .00          | 8,071.71    | .00           |
|                  | Current Year Net Income (Loss) | 2,338.64   | 541.66         | 1,796.98 | (33,537.83) | (.06)        | (33,537.77) | (.12)         |