

CINNAMON VILLAGE

Balance Sheet
As of 10/31/19

DRAFT

ASSETS

Mutual of Omaha Bank Operating	\$ 34,196.69	
Mutual of Omaha - Reserve Acct	37,797.50	
Accounts Receivable	19,881.68	
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TOTAL ASSETS		\$ 91,875.87
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ (3,270.00)	
Prepaid Assessments	22,904.23	
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Subtotal Current Liab.		\$ 19,634.23

RESERVES:

Subtotal Reserves	<hr/>	\$.00
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EQUITY:

Retained Earnings	\$ 83,392.57	
Current Year Net Income/(Loss)	(11,150.93)	
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Subtotal Equity		\$ 72,241.64

TOTAL LIABILITIES & EQUITY		\$ 91,875.87
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CINNAMON VILLAGE

Income/Expense Statement

Period: 10/01/19 to 10/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	16,573.84	16,573.83	.01	142,869.56	165,738.30	(22,868.74)	198,886.00
04020	Violation Income	.00	.00	.00	550.00	.00	550.00	.00
04100	Late Fee Income	160.00	.00	160.00	1,860.00	.00	1,860.00	.00
04400	Miscellaneous income	20.00	.00	20.00	995.37	.00	995.37	.00
04450	Interest Income - Operating	1.46	.00	1.46	21.11	.00	21.11	.00
04500	Reserve Income	(1,668.00)	(1,668.00)	.00	(16,680.00)	(16,680.00)	.00	(20,016.00)
04700	Move In/Out Fee	300.00	.00	300.00	2,400.00	.00	2,400.00	.00
	Total Income	15,387.30	14,905.83	481.47	132,016.04	149,058.30	(17,042.26)	178,870.00
EXPENSES								
Utilities Expense								
05050	Electric	102.01	95.83	(6.18)	993.53	958.30	(35.23)	1,150.00
05100	Water/Sewer	2,779.14	1,000.00	(1,779.14)	8,285.65	10,000.00	1,714.35	12,000.00
05400	Trash Removal	3,639.85	1,916.67	(1,723.18)	34,431.02	19,166.70	(15,264.32)	23,000.00
	Total Utilities Expense	6,521.00	3,012.50	(3,508.50)	43,710.20	30,125.00	(13,585.20)	36,150.00
Maintenance Expenses								
06000	Building Maintenance	.00	833.33	833.33	.00	8,333.30	8,333.30	10,000.00
06500	Landscape Contract	1,395.00	843.33	(551.67)	9,765.00	8,433.30	(1,331.70)	10,120.00
06525	Irrigation Repairs	.00	416.67	416.67	2,330.60	4,166.70	1,836.10	5,000.00
06550	Trees Replacement / Maintenanc	.00	250.00	250.00	6,895.00	2,500.00	(4,395.00)	3,000.00
06610	Asphalt & Concrete Maintenanc	.00	458.33	458.33	6,810.00	4,583.30	(2,226.70)	5,500.00
06630	Roof and Gutter Maintenance	2,100.00	350.00	(1,750.00)	3,500.00	3,500.00	.00	4,200.00
06700	Snow Removal	225.00	1,083.34	858.34	8,830.00	4,333.36	(4,496.64)	6,500.04
06750	Lighting Maintenance	175.00	41.67	(133.33)	210.00	416.70	206.70	500.00
06800	Misc Grounds Maint	350.00	416.67	66.67	1,392.73	4,166.70	2,773.97	5,000.00
06850	Signage	.00	.00	.00	40.00	.00	(40.00)	.00
	Total Maintenance Expenses	4,245.00	4,693.34	448.34	39,773.33	40,433.36	660.03	49,820.04
Administrative/Business								
07000	Management	1,300.00	1,300.00	.00	13,000.00	13,000.00	.00	15,600.00
07100	Administration	133.80	250.00	116.20	1,753.80	2,500.00	746.20	3,000.00
07200	Insurance	273.58	4,933.34	4,659.76	28,670.45	49,333.40	20,662.95	59,200.08
07300	Audit/Tax Return	.00	250.00	250.00	285.00	2,500.00	2,215.00	3,000.00
07350	Bad Debt	.00	.00	.00	28,128.89	.00	(28,128.89)	.00
07500	Legal	.00	500.00	500.00	2,203.50	5,000.00	2,796.50	6,000.00
07510	Legal Passthrough	.00	500.00	500.00	.00	5,000.00	5,000.00	6,000.00
07600	Miscellaneous	.00	8.33	8.33	400.00	83.30	(316.70)	100.00
07900	Bank Charges	10.00	.00	(10.00)	20.00	.00	(20.00)	.00

CINNAMON VILLAGE

Income/Expense Statement

Period: 10/01/19 to 10/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Total Administrative/Bus	1,717.38	7,741.67	6,024.29	74,461.64	77,416.70	2,955.06	92,900.08
	Total Operating Expense	12,483.38	15,447.51	2,964.13	157,945.17	147,975.08	(9,970.11)	178,870.12
	NET OPERATING INCOME (LOSS)	2,903.92	(541.68)	3,445.60	(25,929.13)	1,083.24	(27,012.37)	(.12)
Reserve Income								
08000	Reserve Contributions	1,668.00	.00	1,668.00	16,680.00	.00	16,680.00	.00
08010	Reserve interest	12.56	.00	12.56	90.01	.00	90.01	.00
	Reserve Income	1,680.56	.00	1,680.56	16,770.01	.00	16,770.01	.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)	(1,680.56)	.00	1,680.56	(14,778.20)	.00	14,778.20	.00
	Current Year Net Income (Loss)	4,584.48	(541.68)	5,126.16	(11,150.93)	1,083.24	(12,234.17)	(.12)