

Cinnamon Village Homeowners Association, Inc

Balance Sheet For 4/30/2022

Assets		
Mutual of Omaha Bank Operating	\$73,212.03	
Mutual of Omaha - Reserve Acct	\$80,458.14	
Accounts Receivable	\$23,199.00	
Total Assets		\$176,869.17
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Liabilities		
Accounts Payable	\$10,160.67	
Accrued Expenses	(\$3,495.00)	
Prepaid Assessments	\$8,387.42	
Total Liabilities		\$15,053.09

Equity		
Net Income	\$28,060.84	
Retained Earnings	\$135,095.24	
Total Equity		\$163,156.08
	Total Liabilities / Equity	\$178,209.17

Cinnamon Village Homeowners Association, Inc

Statement of Revenues and Expenses 4/1/2022 - 4/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	16,646.00	16,646.00	-	66,584.00	66,584.00	-	199,752.00
4450 - Interest Income - Operating	3.03	-	3.03	11.14	-	11.14	-
4500 - Reserve Income	(1,517.00)	(1,517.00)	-	(6,068.00)	(6,068.00)	-	(18,204.00)
4700 - Move In/Out Fee	600.00	-	600.00	900.00	-	900.00	-
4850 - Bank Charges	20.00	-	20.00	40.00	-	40.00	-
Total Income	15,752.03	15,129.00	623.03	61,467.14	60,516.00	951.14	181,548.00
Total Income	15,752.03	15,129.00	623.03	61,467.14	60,516.00	951.14	181,548.00
Operating Expense							
Expense							
5050 - Electric	93.69	100.00	6.31	397.03	400.00	2.97	1,200.00
5100 - Water/Sewer	58.53	1,121.67	1,063.14	226.84	4,486.68	4,259.84	13,460.00
5400 - Trash Removal	5,776.76	2,375.00	(3,401.76)	10,147.85	9,500.00	(647.85)	28,500.00
6000 - Building Maintenance	-	1,000.00	1,000.00	-	4,000.00	4,000.00	12,000.00
6500 - Landscape Contract	2,085.00	1,390.00	(695.00)	2,105.00	5,560.00	3,455.00	16,680.00
6525 - Irrigation Repairs	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
6550 - Trees Replacement / Maintenananc	-	569.25	569.25	-	2,277.00	2,277.00	6,831.00
6610 - Asphalt & Concrete Maintenance	-	2,083.33	2,083.33	-	8,333.32	8,333.32	25,000.00
6630 - Roof and Gutter Maintenance	810.00	750.00	(60.00)	810.00	3,000.00	2,190.00	9,000.00
6700 - Snow Removal	-	1,458.33	1,458.33	18,110.00	5,833.32	(12,276.68)	17,500.00
6750 - Lighting Maintenance	450.00	166.67	(283.33)	450.00	666.68	216.68	2,000.00
6800 - Misc Grounds Maint	225.00	416.67	191.67	675.00	1,666.68	991.68	5,000.00
7000 - Management	1,476.00	1,476.00	-	4,428.00	5,904.00	1,476.00	17,712.00
7100 - Administration	179.00	208.33	29.33	712.10	833.32	121.22	2,500.00
7200 - Insurance	624.08	582.08	(42.00)	1,440.32	2,328.32	888.00	6,985.00
7300 - Audit/Tax Return	-	333.33	333.33	-	1,333.32	1,333.32	4,000.00
7500 - Legal	-	166.67	166.67	-	666.68	666.68	2,000.00
7510 - Legal Passthrough	-	500.00	500.00	-	2,000.00	2,000.00	6,000.00
7800 - Community Events	-	15.00	15.00	-	60.00	60.00	180.00
7900 - Bank Charges	10.00	-	(10.00)	10.00	-	(10.00)	-
Total Expense	11,788.06	15,129.00	3,340.94	39,512.14	60,516.00	21,003.86	181,548.00
Total Expense	11,788.06	15,129.00	3,340.94	39,512.14	60,516.00	21,003.86	181,548.00
Operating Net Total	3,963.97	-	3,963.97	21,955.00	-	21,955.00	-

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Statement of Revenues and Expenses 4/1/2022 - 4/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	9.75	-	9.75	37.84	-	37.84	-
8000 - Reserve Contributions	1,517.00	-	1,517.00	6,068.00	-	6,068.00	-
Total Income	1,526.75	-	1,526.75	6,105.84	-	6,105.84	-
Total Income	1,526.75	-	1,526.75	6,105.84	-	6,105.84	-
Reserve Net Total	1,526.75	-	1,526.75	6,105.84	-	6,105.84	-
Net Total	5,490.72	-	5,490.72	28,060.84	-	28,060.84	-