

Cinnamon Village Homeowners Association, Inc

Balance Sheet For 9/30/2022

Assets

Mutual of Omaha Bank Operating	\$73,042.08
Mutual of Omaha - Reserve Acct	\$88,126.02
Accounts Receivable	\$23,614.47

Total Assets**\$184,782.57****Total Assets****\$184,782.57**

Liabilities

Accounts Payable	\$8,576.47
Accrued Expenses	(\$3,495.00)
Prepaid Assessments	\$10,753.94

Total Liabilities**\$15,835.41****Equity**

Net Income	\$35,191.92
Retained Earnings	\$135,095.24

Total Equity**\$170,287.16****Total Liabilities / Equity****\$186,122.57**

Cinnamon Village Homeowners Association, Inc

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	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	-	149,814.00	149,814.00	-	199,752.00
4450 - Interest Income - Operating	3.39	-	3.39	28.88	-	28.88	-
4500 - Reserve Income	(1,517.00)	(1,517.00)	-	(13,653.00)	(13,653.00)	-	(18,204.00)
4700 - Move In/Out Fee	-	-	-	2,700.00	-	2,700.00	-
4850 - Bank Charges	-	-	-	40.00	-	40.00	-
Total Income	15,132.39	15,129.00	3.39	138,929.88	136,161.00	2,768.88	181,548.00
Total Income	15,132.39	15,129.00	3.39	138,929.88	136,161.00	2,768.88	181,548.00
Operating Expense							
Expense							
5050 - Electric	119.25	100.00	(19.25)	933.58	900.00	(33.58)	1,200.00
5100 - Water/Sewer	4,584.03	1,121.67	(3,462.36)	8,307.73	10,095.03	1,787.30	13,460.00
5400 - Trash Removal	2,955.00	2,375.00	(580.00)	25,670.97	21,375.00	(4,295.97)	28,500.00
6000 - Building Maintenance	-	1,000.00	1,000.00	2,736.00	9,000.00	6,264.00	12,000.00
6500 - Landscape Contract	2,085.00	1,390.00	(695.00)	12,530.00	12,510.00	(20.00)	16,680.00
6525 - Irrigation Repairs	-	416.67	416.67	476.49	3,750.03	3,273.54	5,000.00
6550 - Trees Replacement / Maintenanc	-	569.25	569.25	7,416.78	5,123.25	(2,293.53)	6,831.00
6610 - Asphalt & Concrete Maintenance	6,854.00	2,083.33	(4,770.67)	6,854.00	18,749.97	11,895.97	25,000.00
6630 - Roof and Gutter Maintenance	2,500.00	750.00	(1,750.00)	5,110.00	6,750.00	1,640.00	9,000.00
6700 - Snow Removal	-	1,458.33	1,458.33	18,110.00	13,124.97	(4,985.03)	17,500.00
6750 - Lighting Maintenance	2,015.00	166.67	(1,848.33)	5,405.00	1,500.03	(3,904.97)	2,000.00
6800 - Misc Grounds Maint	1,792.26	416.67	(1,375.59)	3,603.99	3,750.03	146.04	5,000.00
7000 - Management	1,476.00	1,476.00	-	11,808.00	13,284.00	1,476.00	17,712.00
7100 - Administration	199.50	208.33	8.83	1,766.05	1,874.97	108.92	2,500.00
7200 - Insurance	261.33	582.08	320.75	6,373.09	5,238.72	(1,134.37)	6,985.00
7300 - Audit/Tax Return	400.00	333.33	(66.67)	400.00	2,999.97	2,599.97	4,000.00
7500 - Legal	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
7510 - Legal Passthrough	-	500.00	500.00	-	4,500.00	4,500.00	6,000.00
7800 - Community Events	-	15.00	15.00	-	135.00	135.00	180.00
7900 - Bank Charges	-	-	-	10.00	-	(10.00)	-
Total Expense	25,241.37	15,129.00	(10,112.37)	117,511.68	136,161.00	18,649.32	181,548.00
Total Expense	25,241.37	15,129.00	(10,112.37)	117,511.68	136,161.00	18,649.32	181,548.00
Operating Net Total	(10,108.98)	-	(10,108.98)	21,418.20	-	21,418.20	-

Cinnamon Village Homeowners Association, Inc

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	21.38	-	21.38	120.72	-	120.72	-
8000 - Reserve Contributions	1,517.00	-	1,517.00	13,653.00	-	13,653.00	-
Total Income	1,538.38	-	1,538.38	13,773.72	-	13,773.72	-
Total Income	1,538.38	-	1,538.38	13,773.72	-	13,773.72	-
Reserve Net Total	1,538.38	-	1,538.38	13,773.72	-	13,773.72	-
Net Total	(8,570.60)	-	(8,570.60)	35,191.92	-	35,191.92	-