

Cinnamon Village Homeowners Association, Inc

Balance Sheet For 10/31/2022

Assets

Mutual of Omaha Bank Operating	\$45,373.22
Mutual of Omaha - Reserve Acct	\$91,182.66
Accounts Receivable	\$25,552.21

Total Assets**\$162,108.09****Total Assets****\$162,108.09**

Liabilities

Accounts Payable	\$8,576.47
Accrued Expenses	(\$3,495.00)
Prepaid Assessments	\$7,689.68

Total Liabilities**\$12,771.15****Equity**

Net Income	\$15,581.70
Retained Earnings	\$135,095.24

Total Equity**\$150,676.94****Total Liabilities / Equity****\$163,448.09**

Cinnamon Village Homeowners Association, Inc

Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	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	-	166,460.00	166,460.00	-	199,752.00
4450 - Interest Income - Operating	2.90	-	2.90	31.78	-	31.78	-
4500 - Reserve Income	(3,034.00)	(1,517.00)	(1,517.00)	(16,687.00)	(15,170.00)	(1,517.00)	(18,204.00)
4700 - Move In/Out Fee	300.00	-	300.00	3,000.00	-	3,000.00	-
4850 - Bank Charges	-	-	-	40.00	-	40.00	-
Total Income	13,914.90	15,129.00	(1,214.10)	152,844.78	151,290.00	1,554.78	181,548.00
Total Income	13,914.90	15,129.00	(1,214.10)	152,844.78	151,290.00	1,554.78	181,548.00
Operating Expense							
Expense							
5050 - Electric	123.08	100.00	(23.08)	1,056.66	1,000.00	(56.66)	1,200.00
5100 - Water/Sewer	-	1,121.67	1,121.67	12,398.38	11,216.70	(1,181.68)	13,460.00
5400 - Trash Removal	4,110.00	2,375.00	(1,735.00)	29,780.97	23,750.00	(6,030.97)	28,500.00
6000 - Building Maintenance	1,740.00	1,000.00	(740.00)	4,476.00	10,000.00	5,524.00	12,000.00
6500 - Landscape Contract	2,085.00	1,390.00	(695.00)	14,615.00	13,900.00	(715.00)	16,680.00
6525 - Irrigation Repairs	-	416.67	416.67	476.49	4,166.70	3,690.21	5,000.00
6550 - Trees Replacement / Maintenanc	2,187.50	569.25	(1,618.25)	9,604.28	5,692.50	(3,911.78)	6,831.00
6610 - Asphalt & Concrete Maintenance	2,500.00	2,083.33	(416.67)	9,354.00	20,833.30	11,479.30	25,000.00
6630 - Roof and Gutter Maintenance	815.00	750.00	(65.00)	5,925.00	7,500.00	1,575.00	9,000.00
6700 - Snow Removal	-	1,458.33	1,458.33	18,110.00	14,583.30	(3,526.70)	17,500.00
6750 - Lighting Maintenance	-	166.67	166.67	5,405.00	1,666.70	(3,738.30)	2,000.00
6800 - Misc Grounds Maint	1,335.00	416.67	(918.33)	4,938.99	4,166.70	(772.29)	5,000.00
7000 - Management	1,476.00	1,476.00	-	13,284.00	14,760.00	1,476.00	17,712.00
7100 - Administration	239.00	208.33	(30.67)	2,005.05	2,083.30	78.25	2,500.00
7200 - Insurance	261.33	582.08	320.75	6,634.42	5,820.80	(813.62)	6,985.00
7300 - Audit/Tax Return	-	333.33	333.33	400.00	3,333.30	2,933.30	4,000.00
7500 - Legal	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
7510 - Legal Passthrough	-	500.00	500.00	-	5,000.00	5,000.00	6,000.00
7580 - HB1137 Compliance	1,500.00	-	(1,500.00)	1,500.00	-	(1,500.00)	-
7800 - Community Events	-	15.00	15.00	-	150.00	150.00	180.00
7900 - Bank Charges	-	-	-	10.00	-	(10.00)	-
Total Expense	18,371.91	15,129.00	(3,242.91)	139,974.24	151,290.00	11,315.76	181,548.00
Total Expense	18,371.91	15,129.00	(3,242.91)	139,974.24	151,290.00	11,315.76	181,548.00
Operating Net Total	(4,457.01)	-	(4,457.01)	12,870.54	-	12,870.54	-

Cinnamon Village Homeowners Association, Inc

Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	22.64	-	22.64	143.36	-	143.36	-
8000 - Reserve Contributions	3,034.00	-	3,034.00	16,687.00	-	16,687.00	-
Total Income	3,056.64	-	3,056.64	16,830.36	-	16,830.36	-
Total Income	3,056.64	-	3,056.64	16,830.36	-	16,830.36	-
Reserve Expense							
Expense							
8500 - Reserve Expenses	14,119.20	-	(14,119.20)	14,119.20	-	(14,119.20)	-
Total Expense	14,119.20	-	(14,119.20)	14,119.20	-	(14,119.20)	-
Total Expense	14,119.20	-	(14,119.20)	14,119.20	-	(14,119.20)	-
Reserve Net Total	(11,062.56)	-	(11,062.56)	2,711.16	-	2,711.16	-
Net Total	(15,519.57)	-	(15,519.57)	15,581.70	-	15,581.70	-