

# Cinnamon Village Homeowners Association, Inc

## Balance Sheet For 12/31/2022

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<b>Assets</b>		
Mutual of Omaha Bank Operating	\$39,271.29	
Mutual of Omaha - Reserve Acct	\$92,745.43	
Accounts Receivable	\$28,089.44	
<b>Total Assets</b>		<b>\$160,106.16</b>
	<b>Total Assets</b>	<b>\$160,106.16</b>

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<b>Liabilities</b>		
Accounts Payable	\$17,611.37	
Accrued Expenses	(\$3,495.00)	
Prepaid Assessments	\$10,668.65	
<b>Total Liabilities</b>		<b>\$24,785.02</b>

<b>Equity</b>		
Net Income	\$1,565.90	
Retained Earnings	\$135,095.24	
<b>Total Equity</b>		<b>\$136,661.14</b>
	<b>Total Liabilities / Equity</b>	<b>\$161,446.16</b>

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# Cinnamon Village Homeowners Association, Inc

## Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
4000 - Assessment Income	16,646.00	16,646.00	-	199,752.00	199,752.00	-	199,752.00
4450 - Interest Income - Operating	2.13	-	2.13	35.93	-	35.93	-
4500 - Reserve Income	(1,517.00)	(1,517.00)	-	(18,204.00)	(18,204.00)	-	(18,204.00)
4700 - Move In/Out Fee	-	-	-	3,000.00	-	3,000.00	-
4850 - Bank Charges	-	-	-	40.00	-	40.00	-
<b>Total Income</b>	<b>15,131.13</b>	<b>15,129.00</b>	<b>2.13</b>	<b>184,623.93</b>	<b>181,548.00</b>	<b>3,075.93</b>	<b>181,548.00</b>
<b>Total Income</b>	<b>15,131.13</b>	<b>15,129.00</b>	<b>2.13</b>	<b>184,623.93</b>	<b>181,548.00</b>	<b>3,075.93</b>	<b>181,548.00</b>
<b>Operating Expense</b>							
<b>Expense</b>							
5050 - Electric	120.94	100.00	(20.94)	1,294.16	1,200.00	(94.16)	1,200.00
5100 - Water/Sewer	-	1,121.63	1,121.63	12,791.74	13,460.00	668.26	13,460.00
5400 - Trash Removal	3,400.00	2,375.00	(1,025.00)	36,180.97	28,500.00	(7,680.97)	28,500.00
6000 - Building Maintenance	1,240.00	1,000.00	(240.00)	6,736.00	12,000.00	5,264.00	12,000.00
6500 - Landscape Contract	-	1,390.00	1,390.00	16,700.00	16,680.00	(20.00)	16,680.00
6525 - Irrigation Repairs	-	416.63	416.63	2,439.99	5,000.00	2,560.01	5,000.00
6550 - Trees Replacement / Maintenanc	-	569.25	569.25	9,604.28	6,831.00	(2,773.28)	6,831.00
6610 - Asphalt & Concrete Maintenance	-	2,083.37	2,083.37	9,354.00	25,000.00	15,646.00	25,000.00
6630 - Roof and Gutter Maintenance	-	750.00	750.00	8,425.00	9,000.00	575.00	9,000.00
6650 - Fence Maintenance	-	-	-	3,075.00	-	(3,075.00)	-
6700 - Snow Removal	12,267.00	1,458.37	(10,808.63)	36,894.50	17,500.00	(19,394.50)	17,500.00
6750 - Lighting Maintenance	885.00	166.63	(718.37)	6,590.00	2,000.00	(4,590.00)	2,000.00
6800 - Misc Grounds Maint	630.00	416.63	(213.37)	7,153.99	5,000.00	(2,153.99)	5,000.00
7000 - Management	1,476.00	1,476.00	-	17,712.00	17,712.00	-	17,712.00
7100 - Administration	215.40	208.37	(7.03)	3,047.55	2,500.00	(547.55)	2,500.00
7200 - Insurance	261.33	582.12	320.79	7,157.08	6,985.00	(172.08)	6,985.00
7300 - Audit/Tax Return	-	333.37	333.37	400.00	4,000.00	3,600.00	4,000.00
7500 - Legal	-	166.63	166.63	-	2,000.00	2,000.00	2,000.00
7510 - Legal Passthrough	-	500.00	500.00	-	6,000.00	6,000.00	6,000.00
7580 - HB1137 Compliance	-	-	-	1,500.00	-	(1,500.00)	-
7600 - Miscellaneous	-	-	-	50.00	-	(50.00)	-
7800 - Community Events	-	15.00	15.00	215.70	180.00	(35.70)	180.00
7900 - Bank Charges	-	-	-	10.00	-	(10.00)	-
<b>Total Expense</b>	<b>20,495.67</b>	<b>15,129.00</b>	<b>(5,366.67)</b>	<b>187,331.96</b>	<b>181,548.00</b>	<b>(5,783.96)</b>	<b>181,548.00</b>
<b>Total Expense</b>	<b>20,495.67</b>	<b>15,129.00</b>	<b>(5,366.67)</b>	<b>187,331.96</b>	<b>181,548.00</b>	<b>(5,783.96)</b>	<b>181,548.00</b>
<b>Operating Net Total</b>	<b>(5,364.54)</b>	<b>-</b>	<b>(5,364.54)</b>	<b>(2,708.03)</b>	<b>-</b>	<b>(2,708.03)</b>	<b>-</b>

# Cinnamon Village Homeowners Association, Inc

## Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Income</b>							
4600 - Reserve Interest Income	23.28	-	23.28	189.13	-	189.13	-
8000 - Reserve Contributions	1,517.00	-	1,517.00	18,204.00	-	18,204.00	-
<b>Total Income</b>	<b>1,540.28</b>	<b>-</b>	<b>1,540.28</b>	<b>18,393.13</b>	<b>-</b>	<b>18,393.13</b>	<b>-</b>
<b>Total Income</b>	<b>1,540.28</b>	<b>-</b>	<b>1,540.28</b>	<b>18,393.13</b>	<b>-</b>	<b>18,393.13</b>	<b>-</b>
<b>Reserve Expense</b>							
<b>Expense</b>							
8500 - Reserve Expenses	-	-	-	14,119.20	-	(14,119.20)	-
<b>Total Expense</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>14,119.20</b>	<b>-</b>	<b>(14,119.20)</b>	<b>-</b>
<b>Total Expense</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>14,119.20</b>	<b>-</b>	<b>(14,119.20)</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>1,540.28</b>	<b>-</b>	<b>1,540.28</b>	<b>4,273.93</b>	<b>-</b>	<b>4,273.93</b>	<b>-</b>
<b>Net Total</b>	<b>(3,824.26)</b>	<b>-</b>	<b>(3,824.26)</b>	<b>1,565.90</b>	<b>-</b>	<b>1,565.90</b>	<b>-</b>