

Cinnamon Village Homeowners Association, Inc

Balance Sheet For 4/30/2023

Assets

Mutual of Omaha Bank Operating	\$35,400.95
Mutual of Omaha - Reserve Acct	\$99,769.75
Accounts Receivable	\$24,453.16

Total Assets**\$159,623.86****Total Assets****\$159,623.86**

Liabilities

Accounts Payable	\$8,576.47
Accrued Expenses	(\$3,495.00)
Prepaid Assessments	\$8,197.39

Total Liabilities**\$13,278.86****Equity**

Net Income	\$11,023.86
Retained Earnings	\$136,661.14

Total Equity**\$147,685.00****Total Liabilities / Equity****\$160,963.86**

Cinnamon Village Homeowners Association, Inc

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	17,138.00	17,138.00	-	68,369.50	68,552.00	(182.50)	205,656.00
4100 - Late Fee Income	80.00	-	80.00	640.00	-	640.00	-
4450 - Interest Income - Operating	1.90	-	1.90	7.48	-	7.48	-
4500 - Reserve Income	(1,732.53)	(1,732.53)	-	(6,930.12)	(6,930.12)	-	(20,790.36)
4850 - Bank Charges	-	-	-	10.00	-	10.00	-
Total Income	15,487.37	15,405.47	81.90	62,096.86	61,621.88	474.98	184,865.64
Total Income	15,487.37	15,405.47	81.90	62,096.86	61,621.88	474.98	184,865.64
Operating Expense							
Expense							
5050 - Electric	115.84	104.17	(11.67)	504.69	416.68	(88.01)	1,250.00
5100 - Water/Sewer	-	1,166.67	1,166.67	-	4,666.68	4,666.68	14,000.00
5400 - Trash Removal	-	2,750.00	2,750.00	9,808.00	11,000.00	1,192.00	33,000.00
6000 - Building Maintenance	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
6150 - Painting	-	83.33	83.33	-	333.32	333.32	1,000.00
6500 - Landscape Contract	2,300.00	1,341.67	(958.33)	2,300.00	5,366.68	3,066.68	16,100.00
6525 - Irrigation Repairs	-	333.33	333.33	-	1,333.32	1,333.32	4,000.00
6550 - Trees Replacement / Maintenanc	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
6610 - Asphalt & Concrete Maintenance	-	2,916.67	2,916.67	-	11,666.68	11,666.68	35,000.00
6630 - Roof and Gutter Maintenance	-	333.33	333.33	-	1,333.32	1,333.32	4,000.00
6700 - Snow Removal	-	1,666.67	1,666.67	16,852.50	6,666.68	(10,185.82)	20,000.00
6750 - Lighting Maintenance	-	133.33	133.33	-	533.32	533.32	1,600.00
6800 - Misc Grounds Maint	-	250.00	250.00	21,944.75	1,000.00	(20,944.75)	3,000.00
7000 - Management	1,520.28	1,519.63	(65)	4,605.12	6,078.52	1,473.40	18,235.56
7100 - Administration	354.86	208.33	(146.53)	880.64	833.32	(47.32)	2,500.00
7200 - Insurance	613.33	708.34	95.01	1,397.32	2,833.36	1,436.04	8,500.08
7300 - Audit/Tax Return	-	333.33	333.33	-	1,333.32	1,333.32	4,000.00
7500 - Legal	-	125.00	125.00	-	500.00	500.00	1,500.00
7510 - Legal Passthrough	-	166.67	166.67	-	666.68	666.68	2,000.00
7800 - Community Events	-	15.00	15.00	(215.70)	60.00	275.70	180.00
7900 - Bank Charges	-	-	-	20.00	-	(20.00)	-
Total Expense	4,904.31	15,405.47	10,501.16	58,097.32	61,621.88	3,524.56	184,865.64
Total Expense	4,904.31	15,405.47	10,501.16	58,097.32	61,621.88	3,524.56	184,865.64
Operating Net Total	10,583.06	-	10,583.06	3,999.54	-	3,999.54	-

Cinnamon Village Homeowners Association, Inc

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	24.21	-	24.21	94.20	-	94.20	-
8000 - Reserve Contributions	1,732.53	-	1,732.53	6,930.12	-	6,930.12	-
Total Income	1,756.74	-	1,756.74	7,024.32	-	7,024.32	-
Total Income	1,756.74	-	1,756.74	7,024.32	-	7,024.32	-
Reserve Net Total	1,756.74	-	1,756.74	7,024.32	-	7,024.32	-
Net Total	12,339.80	-	12,339.80	11,023.86	-	11,023.86	-